

**AUO of Oswego Ridge Condos**  
**APPROVED 2022 Budget - Based on 82 Residential Units**

Acct. #	Description	2021 Monthly Budget	2021 Annual Budget	12 Month Average	2022 Monthly Budget	2022 Annual Budget
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**INCOME**

4001	Owner Assessments	\$ 31,609.67	\$ 379,316.00		\$ 32,526.00	\$ 390,312.00
<b>Total Income</b>		<b>\$ 31,609.67</b>	<b>\$ 379,316.00</b>	<b>\$ -</b>	<b>\$ 32,526.00</b>	<b>\$ 390,312.00</b>

**EXPENSES**

**MAINTENANCE AND REPAIR SERVICES**

5001	General Maintenance/Repair	\$ 333.33	\$ 4,000.00	\$ 331.02	\$ 335.00	\$ 4,020.00
5005	Maintenance Staff	\$ 333.33	\$ 4,000.00	\$ 751.81	\$ 185.00	\$ 2,220.00
5032	Chimney Cleaning	\$ 83.33	\$ 1,000.00	\$ -	\$ 920.00	\$ 11,040.00
5050	Electrical	\$ 25.00	\$ 300.00	\$ 31.04	\$ 31.00	\$ 372.00
5083	Gutters/Downspouts	\$ 250.00	\$ 3,000.00	\$ 15.00	\$ 250.00	\$ 3,000.00
5122	Lighting	\$ 29.17	\$ 350.00	\$ 7.08	\$ 25.00	\$ 300.00
5139	Pest Control	\$ 229.17	\$ 2,750.00	\$ 275.40	\$ 230.00	\$ 2,760.00
5146	Plumbing	\$ 79.17	\$ 950.00	\$ 238.36	\$ 110.00	\$ 1,320.00
5159	Roofs	\$ 41.67	\$ 500.00	\$ -	\$ 40.00	\$ 480.00
5174	Snow Removal	\$ 83.33	\$ 1,000.00	\$ -	\$ 84.00	\$ 1,008.00
5177	Storm Drains	\$ 583.33	\$ 7,000.00	\$ -	\$ 380.00	\$ 4,560.00
<b>Total Maintenance and Repair</b>		<b>\$ 2,070.83</b>	<b>\$ 24,850.00</b>	<b>\$ 1,649.71</b>	<b>\$ 2,590.00</b>	<b>\$ 31,080.00</b>

**Recreation Facilities**

5601	Clubhouse Maintenance	\$ -	\$ -	\$ 17.29	\$ 20.00	\$ 240.00
5605	Swimming Pool Services	\$ 500.00	\$ 6,000.00	\$ 485.35	\$ 500.00	\$ 6,000.00
5606	Swimming Pool Supplies	\$ 90.00	\$ 1,080.00	\$ 113.96	\$ 90.00	\$ 1,080.00
5607	Swimming Pool Repairs	\$ -	\$ -	\$ -		
5608	Swimming Pool Furniture	\$ -	\$ -	\$ -		
5609	Swimming Pool Licenses	\$ 33.33	\$ 400.00	\$ 62.08	\$ 63.00	\$ 756.00
<b>Total Utilities</b>		<b>\$ 623.33</b>	<b>\$ 7,480.00</b>	<b>\$ 678.68</b>	<b>\$ 673.00</b>	<b>\$ 8,076.00</b>

**LANDSCAPING**

5201	Landscape Contract	\$ 2,882.67	\$ 34,592.00	\$ 2,827.25	\$ 2,933.00	\$ 35,196.00
5203	Annuals and Flowers	\$ 208.33	\$ 2,500.00	\$ -	\$ 40.00	\$ 480.00
5204	Tree Replacement/Pruning	\$ 583.33	\$ 7,000.00	\$ 433.33	\$ -	\$ -
5206	Turf Aeration/Moss Control	\$ 66.67	\$ 800.00	\$ 24.91	\$ 25.00	\$ 300.00
5209	Irrigation Repairs	\$ 250.00	\$ 3,000.00	\$ 195.70	\$ 225.00	\$ 2,700.00
5213	Landscape Misc.	\$ 83.33	\$ 1,000.00	\$ 143.93	\$ 810.00	\$ 9,720.00
<b>Total Landscaping</b>		<b>\$ 4,074.33</b>	<b>\$ 48,892.00</b>	<b>\$ 3,625.12</b>	<b>\$ 4,033.00</b>	<b>\$ 48,396.00</b>

**UTILITIES**

5301	Utility - Water and Sewer	\$ 11,250.00	\$ 135,000.00	\$ 10,138.22	\$ 11,250.00	\$ 135,000.00
5303	Utility - Electricity	\$ 445.83	\$ 5,350.00	\$ 318.72	\$ 400.00	\$ 4,800.00
5304	Utility - Natural Gas	\$ 208.08	\$ 2,497.00	\$ 130.58	\$ 140.00	\$ 1,680.00
5305	Utility - Garbage and Recycling	\$ 1,094.67	\$ 13,136.00	\$ 1,022.85	\$ 1,028.00	\$ 12,336.00
<b>Total Utilities</b>		<b>\$ 12,998.58</b>	<b>\$ 155,983.00</b>	<b>\$ 11,610.37</b>	<b>\$ 12,818.00</b>	<b>\$ 153,816.00</b>

**ADMIN SERVICES**

5401	Management Services - Contract	\$ 1,761.92	\$ 21,143.00	\$ 1,753.35	\$ 1,800.00	\$ 21,600.00
5402	Management - Extra	\$ 83.33	\$ 1,000.00	\$ 12.50	\$ 50.00	\$ 600.00
5410	Office Supplies/Printing/Postage	\$ 141.67	\$ 1,700.00	\$ 128.08	\$ 130.00	\$ 1,560.00
5422	Reserve Study Preparation/Update	\$ 83.33	\$ 1,000.00	\$ 202.50	\$ 115.00	\$ 1,380.00
5438	Legal/ Collection Expenses	\$ 200.00	\$ 2,400.00	\$ 39.06	\$ 200.00	\$ 2,400.00
5446	Accounting/Tax Returns/Reviews	\$ 145.83	\$ 1,750.00	\$ 526.00	\$ 150.00	\$ 1,800.00
5454	Licenses/Annual Reviews	\$ 6.25	\$ 75.00	\$ 6.25	\$ 7.00	\$ 84.00
5458	Insurance	\$ 2,631.25	\$ 31,575.00	\$ 2,441.89	\$ 2,900.00	\$ 34,800.00
<b>Total Admin Services</b>		<b>\$ 5,053.58</b>	<b>\$ 60,643.00</b>	<b>\$ 5,109.63</b>	<b>\$ 5,352.00</b>	<b>\$ 64,224.00</b>

4001	<b>Operating Expenses</b>	<b>\$ 24,820.67</b>	<b>\$ 297,848.00</b>	<b>\$ 31,257.16</b>	<b>\$ 25,466.00</b>	<b>\$ 305,592.00</b>
4901	<b>Reserve Contribution</b>	\$ 6,789.00	\$ 81,468.00	\$ 6,788.98	\$ 7,060.00	\$ 84,720.00
<b>Total Annual Expenses</b>		<b>\$ 31,609.67</b>	<b>\$ 379,316.00</b>	<b>\$ 38,046.14</b>	<b>\$ 32,526.00</b>	<b>\$ 390,312.00</b>