

Budget Summary Report
Talega Gallery Community Association
Budget 2022-2023 - Final - 283 units

	2022 Budget	2023 Budget	2023 Monthly Budget
Income			
5010 - Regular Assessments	798,060.00	798,060.00	66,505.00
5030 - Interest Income-Operating	108.00	120.00	10.00
5031 - Interest Income-Reserve	5,004.00	5,004.00	417.00
5051 - Clubhouse Rental Fees	660.00	1,200.00	100.00
5060 - Gate/Pool Keys/Remotes	600.00	600.00	50.00
5085 - Newsletter Advertising	600.00	600.00	50.00
Total Income	805,032.00	805,584.00	67,132.00
Total Talega Gallery Community Assoc Income	805,032.00	805,584.00	67,132.00
Administration Expenses			
6010 - Audit & Tax Preparation Fee	1,200.00	1,200.00	100.00
6015 - Reserve Study	2,400.00	2,604.00	217.00
6035 - Office Supplies	2,004.00	2,004.00	167.00
6036 - Printing & Copying	6,900.00	6,600.00	550.00
6040 - Management Services	35,700.00	36,000.00	3,000.00
6041 - Management-Extras	4,800.00	3,600.00	300.00
6043 - Salaries and Related	170,400.00	175,260.00	14,605.00
6050 - Permits & Licenses	3,504.00	3,000.00	250.00
6055 - Legal / Attorney Fees	8,004.00	8,004.00	667.00
6071 - Website Maintenance	1,500.00	1,320.00	110.00
6085 - Miscellaneous Administration	3,600.00	3,600.00	300.00
6090 - General Contingency	27,492.00	5,138.00	428.17
6095 - Kitchen Supplies	1,992.00	2,400.00	200.00
Total Administration Expenses	269,496.00	250,730.00	20,894.17
Landscape Expense			
6500 - Landscape Contract	140,040.00	150,000.00	12,500.00
6505 - Landscape Consulting	0.00	10,008.00	834.00
6510.01 - Common Area Planting	0.00	9,000.00	750.00
6515 - Landscape Extras	12,000.00	12,000.00	1,000.00
6515-01 - Front Yard Planting	0.00	11,004.00	917.00
6518 - Tree Maintenance	0.00	15,000.00	1,250.00
6520 - Irrigation Repair	10,008.00	12,684.00	1,057.00
6522 - Backflow Testing/Repairs	1,200.00	1,452.00	121.00
6525 - Tree Trimming	0.00	30,000.00	2,500.00
Total Landscape Expense	163,248.00	251,148.00	20,929.00
Property Protection			
6400 - Property Protection	9,540.00	8,160.00	680.00
6420 - Property Protect System/Repair	1,608.00	1,692.00	141.00
7525 - Keys/Locks	600.00	0.00	0.00
Total Property Protection	11,748.00	9,852.00	821.00
Utilities Expenses			
6700 - Water	57,000.00	63,600.00	5,300.00
6705 - Electric	36,000.00	37,440.00	3,120.00
6710 - Gas	14,004.00	14,004.00	1,167.00
6720 - Communication	9,000.00	9,000.00	750.00

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Utilities Expenses			
6725 - Trash & Recycling	1,008.00	1,008.00	84.00
Total Utilities Expenses	117,012.00	125,052.00	10,421.00
Insurance Expenses			
6800 - Insurance Master Policy	9,696.00	10,248.00	854.00
6810 - Earthquake Insurance	3,180.00	4,608.00	384.00
Total Insurance Expenses	12,876.00	14,856.00	1,238.00
Repair & Maintenance			
6526 - Fire System Repair/Maintenance	1,200.00	1,200.00	100.00
6540 - Clubhouse Repair/Maintenance	20,004.00	20,004.00	1,667.00
6550 - Janitorial Service	20,004.00	20,652.00	1,721.00
6552 - Janitorial Repair/Maintenance	0.00	2,604.00	217.00
6555 - Pest Control	1,200.00	1,200.00	100.00
6570 - Pool Management	9,204.00	9,408.00	784.00
6575 - Pool Supplies Repair/Maintenance	10,008.00	12,000.00	1,000.00
6605 - Gate & Monument Repair/Maintenance	2,004.00	1,008.00	84.00
6615 - HVAC Contract	1,008.00	854.00	71.17
6616 - HVAC Repairs	0.00	1,004.00	83.67
6640 - Fitness Equipment Repair/Maintenance	1,008.00	1,008.00	84.00
Total Repair & Maintenance	65,640.00	70,942.00	5,911.84
Reserves Contribution			
9010 - General Reserves	160,008.00	78,000.00	6,500.00
9495 - Interest - Reserve	5,004.00	5,004.00	417.00
Total Reserves Contribution	165,012.00	83,004.00	6,917.00
Total Talega Gallery Community Assoc Expense	805,032.00	805,584.00	67,132.00
Total Association Net Income / (Loss)	0.00	0.00	0.00