Covered Bridge Condo Association

2023 Budget vs Actual

For the Month of November 2023

	Current Month	YTD	Budget 2023	Remaining
Flat Rate Lawn Care/Snow	9,667.00	119,334.00	100,000.00	-19,334.00
Roof Raking	0.00	0.00	500.00	500.00
Pest Control	0.00	1,140.00	2,200.00	1,060.00
Repairs	0.00	262.71	3,000.00	2,737.29
Insurance	2,614.00	39,140.50	40,547.00	1,406.50
Storm Water Bill	729.70	7,909.86	9,200.00	1,290.14
Taxes	0.00	122.00	3,000.00	2,878.00
Accounting	455.00	5,234.52	5,700.00	465.48
Office Expense	45.35	341.09	500.00	158.91
Meeting Expense	0.00	498.13	500.00	1.87
Contingency	0.00	0.00	1,175.00	1,175.00
Total	**13,511.05**	**173,982.81**	**166,322.00**	**-7,660.81**

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Flat Rate Lawn Care/Snow

Lawn Mowing/Trimming
Snow Removal
Trim bushes/trees including arbor vitae
Mulching
Weed/Fertilizer applications = 4
Weed spray/pulling in rock beds
Spring/Fall Cleanup

Dues

$ 210.00	*Operating*
$ 125.00	*Reserves*
$ 335.00	*Total*
# of units	66

Reserve Expenses

	Expected Monthly Income	Actual Monthly Income	Budget 2023	Actual YTD 2023 Annual Income
Operating	13,860.00	13,860.00	166,322.00	152,460.00
Reserves	8,250.00	8,250.00	71,000.00	90,750.00
Operating & Reserves	22,110.00	22,110.00	237,322.00	243,210.00
Other YTD Income	*(Interest + Fees)*			

	Current Month	YTD Amount	Budget 2022	YTD Remaining
Entries/Shutters	0.00	58.54	2,000.00	1,941.46
Lintels	0.00	0.00	0.00	0.00
Roofs	0.00	5,230.00	8,000.00	2,770.00
Decks	2,248.50	6,178.95	8,000.00	1,821.05
Siding/Gutters	468.00	4,239.67	16,000.00	11,760.33
Concrete	4,028.00	7,323.00	12,000.00	4,677.00
Landscaping	0.00	13,672.80	10,000.00	-3,672.80
Retaining Walls	0.00	1,899.00	15,000.00	13,101.00
Total	**6,744.50**	**38,601.96**	**71,000.00**	**32,398.04**

Operating Capital Account

Beginning Balance	$ 16,192.66
Plus: 2022 Under Budget	$ 2,883.10
Transfer to Reserves	$ -
Ending Balance	$ 19,075.76