

**Cielito Lindo De Tubac HOA
2023 Budget**

Cielito Lindo De Tubac 2023 Budget	Actual			2022	2023
	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Budget	Budget
Income					
3010 · Owner Assessments	116,622.00	116,964.00	116,964.00	116,964.00	122,436.00
3015 · Master HOA Assessments	22,384.70	22,572.00	22,572.00	22,572.00	22,572.00
3020 · Late Fees & Interest	45.00	60.00	0.00	100.00	100.00
3055 · Pool Keys	0.00	0.00	0.00	50.00	50.00
3180 · Interest Earned	14.85	19.23	22.92	12.00	12.00
Total Income	139,066.55	139,615.23	139,558.92	139,698.00	145,170.00
	139,066.55	139,615.23	139,558.92	139,698.00	145,170.00
Expense					
Administrative					
4715 · Postage	999.12	866.50	939.02	900.00	1,050.00
4780 · Web-Site Expenses	145.99	145.99	166.99	150.00	170.00
4785 · Social/Welcome Committee	0.00	0.00	215.10	500.00	500.00
4791 · Storage	20.00	0.00	120.00	120.00	120.00
Total Administrative	1,165.11	1,012.49	1,441.11	1,670.00	1,840.00
Clubhouse Maint/Repair					
4311 · Exterior Painting	17,300.00	20,878.00	23,200.00	25,000.00	31,000.00
4340 · Clubhouse Maintenance	780.00	0.00	0.00	550.00	550.00
4530 · Janitorial Services	1,560.00	1,440.00	1,110.00	1,440.00	1,600.00
4540 · Janitorial Supplies	67.46	0.00	99.37	150.00	150.00
4550 · Pest Control-Pool Area	1,010.40	667.20	840.00	1,200.00	1,500.00
Total Clubhouse Maint/Repair	20,717.86	22,985.20	25,249.37	28,340.00	34,800.00
Expenses-Fixed					
4010 · Property Tax	7.46	7.46	7.24	14.00	14.00
4011 · Reserve Transfers	10,508.25	20,305.00	0.00	12,301.00	12,831.00
4015 · ACC Reporting	0.00	0.00	10.00	10.00	10.00
4020 · Income Taxes-State/Federal	50.00	50.00	60.00	50.00	50.00
4030 · Liability/D&O Insurance	3,386.50	3,780.50	3,950.00	3,920.00	4,000.00
4040 · Master Assessments	22,572.00	22,572.00	22,572.00	22,572.00	22,572.00
Total Expenses-Fixed	36,524.21	46,714.96	26,599.24	38,867.00	39,477.00
Grounds Maintenance					
4045 · Backflow Prevention Testing	55.00	0.00	0.00	75.00	75.00
4305 · General Maintenance	41.99	226.15	7,400.00	1,500.00	1,500.00
4605 · Landscape Maintenance Con	31,152.00	29,018.00	28,756.75	31,152.00	31,152.00
4610 · Plant Replacement	292.39	779.82	0.00	1,700.00	1,700.00
4615 · Irrigation Repairs	513.30	2,210.95	0.00	500.00	500.00
4625 · Tree Maintenance	4,686.00	4,800.00	9,265.00	6,000.00	9,000.00
4655 · Landscape Improvements	0.00	0.00	1,600.00	1,000.00	1,000.00
4660 · Non-Contract Landscaping	0.00	0.00	0.00	300.00	300.00
4665 · Irrigation Timers	109.86	0.00	0.00	100.00	100.00
4787 · Miscellaneous	569.64	337.17	122.96	500.00	500.00
Total Grounds Maintenance	37,420.18	37,372.09	47,144.71	42,827.00	45,827.00
Permits, Fees, Taxes					

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4560 - Permits	300.00	310.00	300.00	300.00	300.00
4751 - Bank Fees	0.00	0.00	0.00	4.00	4.00
Total Permits, Fees, Taxes	300.00	310.00	300.00	304.00	304.00
Pool Maint/Repair					
4510 - Pool Maintenance Contract	3,623.18	3,840.00	4,140.00	3,840.00	4,032.00
4580 - Pool Repair	2,353.34	2,419.00	2,668.47	2,000.00	2,000.00
Total Pool Maint/Repair	5,976.52	6,259.00	6,808.47	5,840.00	6,032.00
Professional Fees					
4705 - Accounting/Tax Preparation	870.00	750.00	750.00	750.00	750.00
4710 - Management Fees	5,415.00	5,390.00	5,462.40	5,900.00	5,900.00
4726 - Legal Expense	2,049.00	864.00	0.00	500.00	500.00
Total Professional Fees	8,334.00	7,004.00	6,212.40	7,150.00	7,150.00
Utilities					
4110 - Electric	3,230.75	4,178.07	4,084.61	3,600.00	4,000.00
4120 - Water & Sewer	6,980.88	8,363.28	6,465.43	5,500.00	6,000.00
4125 - Sewer	549.75	1,099.95	1,325.84	1,320.00	1,440.00
4130 - Gas	2,973.46	3,041.51	4,282.00	4,300.00	4,300.00
Total Utilities	13,734.84	16,682.81	16,157.88	14,720.00	15,740.00
Total Expense	124,172.72	138,340.55	129,913.18	139,718.00	151,170.00
	14,893.83	1,274.68	9,645.74	-20.00	-6,000.00
5001 - Reserve Interest Earned	188.69	120.16	165.91	99.96	99.96
5005 - Reserve Contribution	10,508.25	20,305.00	0.00	12,301.00	12,301.00
	10,696.94	20,425.16	165.91	12,400.96	12,400.96
6000 - Reserve Expenses					
6015 - Street Maint/Resealing	0.00	0.00	20,704.55	17,000.00	0.00
6055 - Landscape	600.00	0.00	240.00		
6060 - Pool Repairs Reserve	16,820.06	0.00	1,900.00		6,657.00
6067 - Storm Damage	9,655.17	1,840.00	1,850.00		
Total 6000 - Reserve Expenses	27,075.23	1,840.00	24,694.55	17,000.00	6,657.00
	27,075.23	1,840.00	24,694.55	17,000.00	6,657.00
	-16,378.29	18,585.16	-24,528.64	-4,599.04	5,743.96
	-1,484.46	19,859.84	-14,882.90	-4,619.04	-256.04