

Liberty Lakes Homeowners Association		2022 Actual	2023 Budget
INCOME	Annual Assessments for 157 Homes	\$39,250.00	\$62,800.00
Carryover	Carryover funds from the previous year	\$8,859.76	\$3,000.00
Fixed Costs			
Occupancy	Office Expenses	\$304.89	\$350.00
	Bank Fees & Service Charges	\$71.60	\$75.00
	Shipping & Postage	\$118.64	\$200.00
	Utilities*	\$2,851.89	\$3,800.00
Insurance	Property & Liability - 2023 Estimate: \$3000 - \$1500 unpaid 2019 bill	\$2,826.00	\$4,500.00
Taxes	Property Taxes	\$1,321.48	\$1,396.52
Contract & Professional Fees	Pond Maintenance*	\$9,132.10	\$10,000.00
	Snow Removal	\$2,785.25	\$3,000.00
	Mowing & Landscape*	\$21,294.75	\$30,377.00
	Irrigation	\$377.00	\$308.00
	Legal Fees	\$2,000.00	\$0.00
Other			
2022 Special Projects	Street Sign Repair - materials only	\$212.34	-
	Holiday Decor	\$673.03	-
	Pond Sign Replacement	\$508.75	-
2023 Maintenance	Path Resurfacing* - Complete every 3 years - Last completed in 2019 for \$1,450 - 2023 Estimate: \$3600		\$3,600.00
	Fence & Brick Cleaning* - Complete every 3 years - Fence completed in 2020 for \$2,000; brick unknown - 2023 Estimate: \$4000		\$4,000.00
	South Pond Bubbler Engine Repair - 2022 estimate: \$1100		\$1,100.00
Future Special Projects* <i>(in order of priority)</i>	North Pond Willow Removal - 2022 Estimate: \$3200		
	Sandwich Boards Repair - 2022 Estimate: \$250		
	Brick Repair - Broken pillar on NW corner of Salibury & Torrington - 2023 Estimate: \$4000		
	Street Sign Replacement - 2022 Ballpark Estimate: \$15,000 - Future plan is to complete this in 3 sections over multiple years		
	New Liberty/Salisbury Entrance Feature & Landscape - Estimate TBD		
		2022	2023 Budget
	TOTAL INCOME	\$48,109.76	\$62,800.00
	TOTAL EXPENSES	\$44,477.72	\$62,706.52
	BALANCE	\$3,632.04	\$93.48
	EMERGENCY FUND	\$25,000.00	\$25,000.00

*2023 budgeted numbers based on 3 estimates

2023 Actual
\$0.00
\$3,632.96
\$595.00
\$25.00
\$0.00
\$85.49
\$1,523.00
\$1,396.52
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
-
-
-
\$0.00
\$0.00
\$0.00
2023 Actual
\$3,632.96
\$3,625.01
\$7.95
\$25,000.00