

**The Lodges at Elkhorn Creek**  
**2023 preliminary Budget (11/11/22)**

Operating Expense	2022 budget	preliminary 2023 budget	
Insurance	44,088	77,000	74.65%
Snow Plowing	9,200	9,600	4.35%
Snow Shoveling	4,000	4,200	5.00%
Roof Shoveling	4,000	4,000	0.00%
Elevator Service	5,461	6,000	9.87%
Electric Service	7,500	8,500	13.33%
Propane	16,000	16,000	0.00%
Communication/Phone	4,400	4,500	2.27%
Sanitation/Lift Station	3,000	3,000	0.00%
Garbage	2,500	3,000	20.00%
Water and Sewer	4,000	2,100	-47.50%
Fire System inspection and monitoring	3,000	5,328	77.60%
Building Painting and Maintenance	10,000	14,000	40.00%
Exterior Window Washing	3,000	3,000	0.00%
Association Manager	27,500	55,000	100.00%
Office and Admin Expense	1,000	1,000	0.00%
Accounting	3,000	3,300	10.00%
Professional fees	4,000	500	-87.50%
Unscheduled repair & maintenance	13,000	10,000	-23.08%
Weekly Cleaning - Elevator Decks Etc	0	15,000	
Total Operating Expenses	168,649	245,028	45.29%
General Reserve at 10%	18,739	27,240	45.37%
<b>Total HOA Budget</b>	<b>187,388</b>	<b>272,268</b>	45.30%