



**Caldera Springs Owners' Association, Inc.
2022 Approved Operating Budget**

	2022 Budget	2021 Forecast	Variance \$	Variance %
ASSESSMENTS	\$1,176,603	\$1,061,728	\$114,875	10.8%
OTHER REVENUE	\$251,545	\$297,338	-\$45,793	-15.4%
TOTAL REVENUES	\$1,428,148	\$1,359,066	\$69,082	5.1%
OVERHEAD	\$466,294	\$519,612	-\$53,318	-10.3%
Golf & Recreation Access/Design Review/Insurance/Accounting/Legal				
UTILITIES	\$136,879	\$134,875	\$2,004	1.5%
Nat.Gas/Electric/Water/Trash/Cable				
MAINTENANCE	\$671,316	\$632,227	\$39,089	6.2%
Custodial/Pool&Grounds Staff/ Lakes/Landscaping/Pool/Fitness Center/ Fuels/Owner Events/Storage	Ladder			
MANAGEMENT/ADMIN	\$193,133	\$135,115	\$58,018	42.9%
Management/Admin/Office Supplies				
TOTAL OPERATING EXPENSES	\$1,467,622	\$1,421,829	\$45,793	3.2%
NET EXPENSES	\$1,216,077	\$1,124,491	\$91,586	8.1%
RESERVE FUNDING*	\$201,918	\$194,152	\$7,766	4.0%
*excludes interest				
TOTAL MONTHLY ASSESSMENT	\$305	\$278	\$27	9.7%
<i>Budget details available upon request</i>				