TOWNEWEST HOMEOWNERS ASSOCIATION, INC. APPROVED 2022 BUDGET

Acct #		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTALS	% - OF TOTAL
	ADMINISTRATIVE														
4030	AUDIT /TAX RETURN	0.00	0.00	5,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.98%
4040	BAD DEBTS	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	1.79%
4050	BANK CHARGES	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.04%
4055	BILLING FEE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,460.00	0.00	0.00	14,460.00	2.58%
4070	CERTIFIED LETTERS	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00	2.57%
4080	COLLECTION FEES	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00	3.86%
4090	COPIES	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00	1.71%
4150	INSURANCE	0.00	0.00	0.00	0.00	33,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00	5.89%
4190	LEGAL - CORPORATE	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	0.43%
4200	LEGAL - INDIVIDUAL	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	804.84	9,054.84	1.62%
4220	MINUTES	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	0.21%
4250	OFFICE EXPENSE	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	9,900.00	1.77%
4270	POOL ACCESS SUPPLIES	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.18%
4275	POOL CONCESSIONS	0.00	0.00	0.00	0.00	425.00	425.00	425.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.23%
4280	POSTAGE	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00	1.71%
4330	TAXES - PROPERTY	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.09%
4550	COMMUNITY EVENTS	8,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00	1.52%
4750	YARD OF THE MONTH	0.00	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	200.00	0.00	150.00	1,100.00	0.20%
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	SUBTOTAL ADMINISTRATIVE	26,675.00	6,475.00	11,975.00	6,475.00	40,050.00	7,050.00	7,050.00	6,625.00	6,625.00	21,135.00	6,475.00	6,679.84	153,289.84	27.38%
	CONTRACT SERVICES														
5075	ALARM MONITORING (ALARM MASTERS)	74.66	0.00	0.00	74.66	0.00	0.00	74.66	0.00	0.00	74.66	0.00	0.00	298.64	0.05%
5125	CAMERA (ADT)	1,893.29	0.00	0.00	1,893.29	0.00	0.00	1,893.29	0.00	0.00	1,893.29	0.00	0.00	7,573.16	1.35%
5200	EXTERMINATING	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00	0.18%
5230	FACILITIES MAINTENANCE	991.00	991.00	991.00	991.00	991.00	991.00	991.00	991.00	991.00	991.00	991.00	991.00	11,892.00	2.12%
5300	LANDSCAPING	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	3,608.78	43,305.36	7.73%
5325	MANAGEMENT FEE	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	3,253.50	39,042.00	6.97%
5375	NEWSLETTER	0.00	0.00	1,575.00	0.00	0.00	1,575.00	0.00	0.00	1,575.00	0.00	0.00	1,575.00	6,300.00	1.13%
5440	POOL LIFEGUARD	48,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,000.00	8.57%
5475	POOL MAINTENANCE	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	2,706.25	32,475.00	5.80%
5450	POOL MONITOR CONTRACT ($16.00 HR)	21,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00	3.75%
5600	WEBSITE	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00	0.16%
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	SUBTOTAL CONTRACT SERVICES	81,602.48	10,634.53	12,459.53	12,602.48	10,634.53	12,459.53	12,602.48	10,634.53	12,459.53	12,602.48	10,634.53	12,459.53	211,786.16	37.83%
	MAINTENANCE														
6125	MAINT. / REPAIRS CLUBHOUSE	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1.07%
6400	HOMEOWNER SELF HELP	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	0.64%
6425	IRRIGATION	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1.07%
6525	LANDSCAPE	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	2.14%
6600	PARK	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	2.14%
6725	POOL	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	2.68%
6825	SIGNS	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	0.54%
6875	SUPPLIES	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	0.32%
6900	TENNIS COURTS	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	0.54%
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	SUBTOTAL MAINTENANCE	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00	11.15%

TOWNEWEST HOMEOWNERS ASSOCIATION, INC. APPROVED 2022 BUDGET

Acct #		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTALS	% OF TOTAL
	UTILITIES														
7100	ELECTRIC	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	78,000.00	13.93%
7400	TELEPHONE	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	0.96%
7500	WATER	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	4.29%
	SUBTOTAL UTILITIES	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	8,950.00	107,400.00	19.18%
	TOTAL EXPENSES	122,427.48	31,259.53	38,584.53	33,227.48	64,834.53	33,659.53	33,802.48	31,409.53	33,234.53	47,887.48	31,259.53	33,289.37	534,876.00	95.53%
	RESERVES														
8000	RESERVES - CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	SUBTOTAL RESERVES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	SUBTOTAL EXPENSES & RESERVES	122,427.48	31,259.53	38,584.53	33,227.48	64,834.53	33,659.53	33,802.48	31,409.53	33,234.53	47,887.48	31,259.53	33,289.37	534,876.00	95.53%
	CAPITAL EXPENDITURES / REPAIRS														
	CAPITAL EXPENDITURE POOL	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	1.79%
	CAPITAL EXPNDITURES GULFSTREAM	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	
	CAPITAL EXPENDITURE TENNIS COURT	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.89%
	TOTAL CAPITAL EXPEND / REPAIRS	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	4.47%
	TOTAL EXPENSES, RES & REPAIRS	147,427.48	31,259.53	38,584.53	33,227.48	64,834.53	33,659.53	33,802.48	31,409.53	33,234.53	47,887.48	31,259.53	33,289.37	559,876.00	100.00%
	INCOME														
3000	MAINT. FEES 1446 @ $356	514,776.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	514,776.00	91.94%
3010	DISCOUNTS	(16,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(16,000.00)	-2.86%
3100	COLLECTION FEES	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00	3.43%
3120	CERTIFIED LETTERS	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1.07%
3140	HOMEOWNER SELF HELP	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	0.43%
3150	INTEREST	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.86%
3160	LATE FEES	0.00	8,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00	1.52%
3170	LEGAL REIMBURSEMENT	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1.07%
3180	PAYMENT PLAN FEES	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	0.05%
3200	BANK INTEREST	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.11%
3350	CLUBHOUSE RENTAL	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	1.07%
3650	POOL ACCESS FEES	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.18%
3675	POOL CONCESSION	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	1,500.00	0.27%
3775	SWIM TEAM CONTRIBUTIONS	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.32%
3800	TRANSFER FEES	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	0.54%
3850	RESERVES TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
	TOTAL INCOME	505,601.00	12,525.00	4,025.00	4,025.00	4,025.00	4,525.00	4,525.00	4,525.00	4,025.00	4,025.00	4,025.00	4,025.00	559,876.00	100.00%
	INCOME VS. EXPENSE	358,173.52	(18,734.53)	(34,559.53)	(29,202.48)	(60,809.53)	(29,134.53)	(29,277.48)	(26,884.53)	(29,209.53)	(43,862.48)	(27,234.53)	(29,264.37)	0.00	0.00%
	446 @ $346 / 1000 @ $330														
	RESERVE ANALYSIS	2021		2022		2022		2022		2022					
		ENDING BALANCE		BEGINING BALANCE		FUNDING		EXPENDITURES		ENDING BALANCE					
		0.00		0.00		0.00		0.00		0.00					
	RESERVES CONTINGENCY	227,521.84		227,521.84		0.00		0.00		227,521.84					
	TOTAL RESERVES	227,521.84		227,521.84		0.00		0.00		227,521.84					