

Proposed 2022 Budget			
Category	2021 Budget	YTD Expenses thru 12/31/21	2022 Budget
Income:			
Association Dues	\$ 68,000.00	\$ 68,000.00	74,800
Transfer & Other Fee Income	\$ 1,950.00	\$ 5,975.00	2,600
Transfer to Reserve Account	\$ (7,550.00)		(8,480)
Total Income	\$ 62,400.00	\$ 73,975.00	68,920
Expenses:			
Administration:			
Accountant	\$ 4,400.00	\$ 4,265.00	4,800
Copying	\$ 200.00	\$ 109.00	200
Insurance	\$ 3,000.00	\$ 2,575.00	2,700
Legal & Professional	\$ 1,500.00	\$ 413.00	1,500
Postage	\$ 100.00		100
Property Tax	\$ 55.00	\$ 53.00	55
Report - Corporation Commission	\$ 10.00		10
Supplies	\$ 1,000.00	\$ 275.00	500
Website	\$ 850.00	\$ 224.00	850
Total Administration:	\$ 11,115.00	\$ 7,914.00	10,715
Common Area, Buildings & Landscape:			
Service	\$ 6,400.00	\$ 8,269.00	13,000
Repairs & Supplies	\$ 100.00		100
Total: Common Area, Buildings & Landscape	\$ 6,500.00	\$ 8,269.00	13,100
Maintenance:			
Janitorial	\$ 3,000.00	\$ 3,000.00	3,000
Pest Control	\$ 540.00	\$ 578.00	540
Repairs - Buildings & Ramada	\$ 700.00	\$ 500.00	1,000
Supplies & Equipment	\$ 100.00		100
Total Maintenance:	\$ 4,340.00	\$ 4,078.00	4,640
Owner Relations:			
Owner Relations			
Events & Supplies	\$ 100.00	\$ -	750
Total Owner Relations:	\$ 100.00	\$ -	
Pool & Spa			
Permits	\$ 495.00	\$ 495.00	495
Repairs & Replacements	\$ 500.00	\$ 8,129.00	4,000
Service	\$ 9,500.00	\$ 8,502.00	8,000
Supplies	\$ 340.00		0
Total Pool & Spa:	\$ 10,835.00	\$ 17,126.00	12,495
Shared Entrance Expense:			
Landscape & Fountain Weekly Service	\$ 15,000.00	\$ 11,988.00	18,300
Repairs & Supplies	\$ 500.00	\$ 4,650.00	1,000
Electric	\$ 1,400.00	\$ 1,229.00	1,400
Water	\$ 5,600.00	\$ 5,759.00	5,600
Total Shared Entrance Expense:	\$ 22,500.00	\$ 23,626.00	26,300
Utilities:			
Electric	\$ 6,000.00	\$ 5,317.00	5,600
Gas (Pool & Spa)	\$ 7,000.00	\$ 7,980.00	7,300
Telephone/Internet	\$ 1,400.00	\$ 1,395.00	1,400
Water - Ramada & Pool	\$ 5,000.00	\$ 6,011.00	5,200
Water - Triangle	\$ 675.00	\$ 967.00	1,000
Total Utilities:	\$ 20,075.00	\$ 21,670.00	20,500
Contingency Expense	\$ 2,000.00		2,000
Total Expenses:	\$ 77,465.00	\$ 82,683.00	89,750
Net Operating Income:	\$ (15,065.00)	\$ (8,708.00)	(20,830)
Other Income:			
Interest	\$ 8.50	\$ 5.00	
Reimbursement Income	\$ 15,075.00	\$ 16,864.00	17,621
Total Other Income:	\$ 15,083.50	\$ 16,869.00	17,621
Net Other Income:	\$ 15,083.50	\$ 16,869.00	17,621
Net Income:	\$ 18.50	\$ 8,161.00	(3,209)

Deficit (\$3209)
of units 136

Deficit per Unit
\$ (23.60)