

FHA - 2022 Approved BUDGET (2021-10-28)					
FHA 2022 Budget with a 5% assessment increase to \$188 (\$0.51dy)					
GL Code	LINE ITEM DETAILS	2021 Budget	YTD 10/22 data	2022 Budget	Comments
	INCOME				
	Assessment Income				
4000	HOA Fee (Assessment)	\$ 239,860.00	\$ 238,991.00	\$ 253,800.00	1350units (1329 as of 09/30)
4275	Associate Member Inc	\$ 38,000.00	\$ 31,770.00	\$ 40,600.00	300 x (75% of \$188)=\$42,300*
4200	GPlace User Fees	\$ 4,000.00	\$ -	\$ 4,000.00	
4295	Other User Income	\$ -	\$ 505.00	\$ -	
4245	Copier/Fax Income	\$ 1,200.00	\$ -	\$ 1,200.00	
	TOTAL Assessment Inc.	\$ 283,060.00	\$ 271,266.00	\$ 299,600.00	
	INCOME FEES				
4720	Legal Fees Reimburse	\$ 1,500.00	\$ -	\$ 1,500.00	
4700	Collection Process Fees	\$ 1,000.00	\$ 2,380.00	\$ 1,500.00	
4710	HOA Late Penalty Fees	\$ 2,500.00	\$ 3,280.00	\$ 3,000.00	
4705	NSF Service Fees	\$ -	\$ 110.00	\$ 200.00	
	Total Income Fees	\$ 5,000.00	\$ 5,770.00	\$ 6,200.00	
	OTHER INCOME				
4815	Prior Year Income/Deficit	\$ 18,000.00	\$ -	\$ 8,000.00	
4835	Misc Inc	\$ 400.00	\$ 301.00	\$ 500.00	
4900	Operating Interest Inc	\$ 300.00	\$ 183.00	\$ 300.00	
	Total Other Income	\$ 18,400.00	\$ 484.00	\$ 8,800.00	
	TOTAL INCOME	\$ 306,460.00	\$ 277,520.00	\$ 314,600.00	
4905	Reserve Funding Transfer	\$ 72,141.00	\$ 42,082.00	\$ 74,305.00	3% annual increase 29.3% of total assessment
	Total Operating Income	\$ 234,319.00	\$ 235,438.00	\$ 240,295.00	
	OPERATING EXPENSE				
	ADMINISTRATIVE				
5000	General Admin	\$ -	\$ 6,039.00	\$ 1,500.00	
5010	Bad Debt Exp	\$ 500.00	\$ 194.00	\$ 400.00	
5045	Membership, Misc Admin	\$ 3,500.00	\$ 856.00	\$ 2,300.00	CAI \$295, MPLC license
5196	Misc Admin Expense	\$ -	\$ -	\$ -	
5215	Postage/Office Supply	\$ 2,800.00	\$ 160.00	\$ 2,500.00	SHOULD BE OFFICE
5400	Insurance Premiums	\$ 9,000.00	\$ 8,727.00	\$ 9,500.00	Expanded liability ins, Dir & volunteers, wrk comp cleaning
6300	Compnr Hard/ Sft Licse	\$ 4,500.00		\$ 2,500.00	Microsoft \$810yr. ZOOM \$740
6495	Bottled water Svcs	\$ 800.00	\$ -	\$ 800.00	MOVED from Hospitality
7000	Audit Acctg & Tax Prep	\$ 2,400.00	\$ 1,000.00	\$ 1,800.00	Transition Audit \$1,700
7005	Other Professional Fees	\$ 6,000.00	\$ 5,350.00	\$ 5,000.00	
7010	Softwresupport/ training	\$ 1,000.00	\$ -	\$ 1,200.00	
7015	Computer/tech support	\$ 3,000.00		\$ 3,000.00	
7020	Legal Other	\$ 2,000.00	\$ 2,030.00	\$ 2,500.00	
7025	Legal Collection Expense	\$ 2,500.00	\$ -	\$ 2,000.00	
7030	Legal Consultation	\$ 9,000.00	\$ 1,243.00	\$ 9,000.00	Covenant review, land transfer
7040	Management Contract	\$ 42,000.00	\$ 35,000.00	\$ 42,000.00	
7095	Misc Mgnt Fees	\$ 750.00	\$ 500.00	\$ 1,000.00	
8867	Reimburse Bk Svc Fee	\$ -	\$ 90.00	\$ 200.00	
9100	Contingency	\$ 1,500.00		\$ 1,200.00	
	Total Administrative	\$ 91,250.00	\$ 61,189.00	\$ 88,400.00	37% Operating Budget

	COMMUNITY AFFAIRS				
5003	Annual Mtg	\$ 1,800.00	\$ -	\$ 1,800.00	Board Mtg Exp
5200	Community Socials	\$ 1,300.00	\$ 177.00	\$ 2,800.00	formerly Newcommers Mt & Greet(now added comm coffee)
5375	Social - Childrens Acties	\$ 500.00	\$ -	\$ 500.00	
5380	Comity Expse Vol. Brkfast	\$ 500.00	\$ -	\$ 500.00	
5200	Recycling/Shredding Event	\$ 1,200.00	\$ -	\$ -	Shirmar Recycling inc in 5200
	Total Community Affairs	\$ 5,300.00	\$ 177.00	\$ 5,600.00	2.3% Operating Budget
	HOSPITALITY OFFICE				
5085	Copier Lease & Maint	\$ 6,700.00	\$ 2,410.00	\$ 6,700.00	\$352mo \$4224 +\$200 mo print
5090	Copier Paper Supply	\$ 1,900.00	\$ 59.00	\$ 1,750.00	
5195	OTHER ADMIN SVCS	\$ -	\$ 707.00	\$ -	Move to ADMIN 5215
	Total Hospitality Office	\$ 8,600.00	\$ 3,176.00	\$ 8,450.00	3.5% Operating Budget
	HEALTH SFTY SECRTY				
6414	Road Data Mgnt	\$ 1,800.00	\$ -	\$ 2,000.00	\$1558.45 UNDER 5085 SHOULD
	Misc Safety Programs	\$ 1,600.00	\$ -	\$ 1,200.00	Inc. CERT, Cmty Watch,HSS gen & project
6414	Total Hlth Sfty Secrty	\$ 3,400.00	\$ -	\$ 3,200.00	1.3% Operating Budget
	COMMUNICATIONS				
5210	Handbook/Directory	\$ 7,000.00	\$ 6,808.10	\$ 9,000.00	Print, maps, cover
5225	Newsletter/Miscellaneous	\$ 600.00	\$ -	\$ 500.00	
5115	Communications Website	\$ 800.00	\$ 1,647.00	\$ 2,600.00	
	Total Communications	\$ 8,400.00	\$ 8,455.10	\$ 12,100.00	5% Operating Budget
	LANDSCAPING				
6100	Grounds Contract	\$ 49,400.00	\$ 32,824.00	\$ 56,150.00	
6199	Landscape Other	\$ 9,000.00	\$ 1,381.00	\$ 4,000.00	
6160	Tree Care/Removal	\$ 5,500.00	\$ 4,700.00	\$ 4,500.00	
6418	Lake /Pond Maint	\$ 3,000.00	\$ 2,388.00	\$ 2,800.00	Fstr Lake \$597 x 4 = \$2388
6585	Pond Dredging	\$ 12,000.00	\$ 9,725.00	\$ 13,000.00	MOVE 6110 HERE
6530	Common Area Repair Maint	\$ 4,000.00	\$ 152.00	\$ 4,000.00	Combines Green Scene & Trail Maint
6710	Playground/Tot Lot	\$ 1,600.00	\$ 546.00	\$ 1,500.00	
6694	Pet Stations	\$ -	\$ 483.00	\$ 1,800.00	
	Total Landscaping	\$ 84,500.00	\$ 52,199.00	\$ 87,750.00	36.5% Operating Budget
	FACILITIES				
6000	Electricity	\$ 6,400.00	\$ 3,977.00	\$ 6,400.00	
6005	Gas	\$ 1,500.00	\$ 833.00	\$ 1,600.00	
6025	Water/Sewer	\$ 1,200.00	\$ 41.00	\$ 1,500.00	
6035	Trash Disposal	\$ 1,500.00	\$ 949.00	\$ 1,600.00	
6040	Bundled Telecom Svcs	\$ 2,500.00	\$ 1,803.00	\$ 2,500.00	Replaces communications phone
6430	Janitorial Svcs	\$ 6,200.00	\$ 4,206.00	\$ 7,000.00	ESTIMATE!
6434	Pest Contrl/Extermin	\$ 900.00	\$ 660.00	\$ 1,000.00	Termite bond \$350; \$90 x 4 = \$360
6440	Security Monitoring	\$ 750.00	\$ 2,744.00	\$ 850.00	Brinks \$63x 12
6515	Building Repair/Maint	\$ -	\$ 623.00	\$ -	MOVE TO 6525
6525	Clubhse Reprs/Maint	\$ 5,000.00	\$ 3,791.00	\$ 5,200.00	Inc #6515, #6695, #6555, #6795
6745	Kiosk, Bldgs, Sign R/M	\$ 5,000.00	\$ 428.00	\$ 5,645.00	Formerly signage repair/maint
6555	Equip Rental/Repair Maint	\$ -	\$ 956.00	\$ -	MOVE TO 6525
6635	Janitorial Supplies	\$ 2,000.00	\$ -	\$ 1,500.00	Tissue, bags, etc
6695	Plumbing Supplies/Maint	\$ -	\$ 163.00	\$ -	COMBINE INTO 6525
	Total Facilities	\$ 32,950.00	\$ 21,174.00	\$ 34,795.00	14.5% Operating Budget

	TOTAL OPRATNG EXPSE	\$ 234,400.00	\$ 146,460.10	\$ 240,295.00	
	NET OPERTG EXPSE (Deficit)				
		\$ (81.00)	\$ 88,977.90	\$ -	
	RESERVE INCOME (Reserve Funding)				29.3% of Assessment
9105	ANL RESERVE ALLOCATION	\$ 72,141.00	\$ 42,082.00	\$ 74,305.00	3% annual inc.
	Reserv Interest Cur Yr	\$ 10,000.00	\$ 13,727.00	\$ 3,500.00	
	Total Reserve Income	\$ 82,141.00	\$ 55,809.00	\$ 77,805.00	
	TOTAL RESERVE DISTRIB (Expense)				
	Reserve Bank Fees Exp	\$ 7,000.00	\$ 49,680.00		
	NET RES FUND INCREASE (Decrease)				
		\$ 75,141.00	\$ 6,129.00		
	Previous Year Reserve Carry Over				
		\$ 656,620.00	\$ 731,761.00		
	Projected Year-end Reserve Balance				
		\$ 731,761.00	\$ 737,890.00		