

BUDGET 2022 (Jan-Dec)	2021 Budget	PROPOSED BUDGET	Per unit/per month
Est Income \$389,400		2022	118/12

Prop Maintenance - painting	\$30,000	\$20,000	\$14.12
Prop Maint - suppl & reimburse	\$2,500	\$2,500	\$1.77
Prop Maintenance -- trees	\$6,000	\$10,000	\$7.06
Landscape Service	\$44,000	\$46,000	\$32.49
Legal Service	\$1,000	\$1,000	\$0.71
Garbage Services	\$20,000	\$22,000	\$15.54
Water & Sewer	\$55,000	\$55,000	\$38.84
Gas	\$62,000	\$71,000	\$50.14
Electrical - common area & repairs	\$4,000	\$4,000	\$2.82
Insurance	\$24,000	\$25,000	\$17.66
Roofing Maintenance	\$5,000	\$5,000	\$3.53
Maint -- Handyman	\$10,000	\$10,000	\$7.06
Licenses & Permits (Pools & state)		\$750	\$0.53
Clubhouse	\$500	\$500	\$0.35
Pool CPO	\$6,000	\$6,000	\$4.24
Pool Supplies	\$10,000	\$7,500	\$5.30
Office Supplies & printing	\$1,000	\$500	\$0.35
Light Reimbursement	\$1,000	\$500	\$0.35
Bldg Maint. - gutters	\$2,000	\$2,000	\$1.41
Taxes & Accounting	\$1,000	\$2,000	\$1.41
Fence Repairs	\$2,000	\$2,000	\$1.41
Culinary water line maint.		\$5,000	\$3.53
Prop Mgmt	\$14,700	\$14,700	\$10.38
Reserve a/c 15% -- \$4868/mo	\$58,410	\$58,410	\$41.25
Contingency a/c .019% -- \$616/mo	\$7,400	\$7,400	\$5.23
	\$367,510	\$378,760	\$267.49

SPECIFIC SAVINGS

Contingency Carry Fwd	\$8,632	\$14,700	\$23,332
Reserve Carry Fwd	\$83,142	\$58,410	\$141,552

RESERVE BUDGET EXPENDITURES

Siding Building A & M		\$90,000	
Asphalt Bldg J & 925		\$30,000	
Pool Repairs (plastering/equip)		\$30,000	
Fence Repairs			
Culinary water line maint.			
Concrete Work	\$10,000	\$10,000	
		\$160,000	