

2021 Approved Budget

Account	Description	9 month Actual	2020 Budget	2021	Notes
INCOME:					
03120	Homeowner Dues	95,830.00	126,840.00	126,840.00	
03310	Dividend/Interest Income Ckin	7.90	0.00	0	
03410	Late Fees	290.00	0.00	0	
03420	NSF Fees	0.00	0.00	0	
03560	Pool Key	75.00	0.00	0	
	Subtotal Income	96,202.90	126,840.00	126,840.00	
EXPENSES					
Expenses					
04300	Management Fee	10,854.00	15,200.00	14,880.00	
04400	Contingency	900.00	0.00	0.00	
04415	Website Expenses	0.00	150.00	150.00	
04520	General Maintenance & Supplie	1739.84	886.00	2,000.00	
04522	Street Maintenance & Repair	903.00	4,000.00	1,300.00	
04530	Landscape Contract	9,630.00	13,000.00	13,000.00	
04533	Landscape Repair & Extras	0.00	4,500.00	2,500.00	
04540	Insurance Expense	26,164.00	26,164.00	28,750.00	
04550	Pool Contract	1,325.00	3,900.00	3,900.00	
04551	Pool Supplies	375.35	750.00	700.00	
04552	Pool Repair & Extras	266.47	700.00	700.00	
04553	Janitorial Contract	770.00	1,200.00	1,200.00	
04580	Electric (2)	2,867.36	4,200.00	4,200.00	
04610	Water (3)	3,543.71	4,000.00	5,000.00	
04631	Legal	450.00	600.00	600.00	
04633	Accounting	350.00	350.00	350.00	
04634	Postage & Printing Expense	2,166.13	3,505.00	3,505.00	
04639	Licenses, Permits, Backflow	150.00	375.00	375.00	
04640	Property & Income Taxes	209.56	200.00	210.00	
04650	Meeting Expenses	87.00	500.00	500.00	
04655	Neighborhood Network/Social	0.00	0.00	0.00	
	Security/Privacy	0.00	0.00	0.00	
	Expenses	62,751.42	84,180.00	83,820.00	
Reserves					
04800	Reserve Contribution	31,995.00	42,660.00	43,020.00	
04810	Reserve Draw	-73,308.00	0.00	0.00	
04820	Reserve Expense	47,144.00	0.00	0.00	
	Reserves	5,831.00	42,660.00	43,020.00	
	TOTAL EXPENSES	68,582.42	126,840.00	126,840.00	
	Current Year Net Income/(loss)	27,620.48	0.00	0.00	