

Waterchase Homeowner's Assoc. Inc

2022 Proposed Budget

				278		
				Unit		
Account	Description	Approved 2021 Budget	Actuals Year-To-Date as of 8/31/21	Estimated Year end exp's 12/31/2021	Proposed 2022 Budget	
INCOME:						
06310	Association Fee	650,532.01	433,680.00	650,520.00	673,882.08	
06340	Late Fee Income	1,250.00	2,716.00	4,074.00	1,250.00	
06350	Legal Fees Reimbursement	750.00	0.00	0.00	750.00	
06355	Misc Income			2,500.00		
06360	Cable Income		2,316.64	3,474.96		
06370	Fines		400.00	600.00		
06390	Legal Interest			0.00		
06440	Pool Key Income	400.00	325.00	487.50	400.00	
06480	Application Fee	1,500.00	2,900.00	3,650.00	1,500.00	
06490	Clubhouse Rental Income	1,200.00	0.00	0.00	1,200.00	
06510	Compound Rental Fee	8,640.00	8,160.00	7,080.00	8,640.00	
06910	Interest Income	150.00	64.33	96.50	150.00	
06920	NSF Ck Charge	0.00	50.00	75.00	0.00	
	Subtotal Income	664,422.01	450,611.97	672,557.96	687,772.08	
EXPENSES						
General & Administrative						
07010	Management Fees	36,156.00	24,104.00	36,156.00	36,156.00	3013/month for 2 years
07140	Legal Fees Collections	750.00	0.00	750.00	750.00	
07160	Legal Fees	3,500.00	2,373.84	3,500.00	3,500.00	
07260	Postage, printing & Mail	2,337.00	834.19	2,250.00	2,337.00	
07280	Insurance	22,500.00	17,789.29	26,958.97	33,000.00	20%
07290	Electric	25,263.05	16,664.43	24,996.65	26,250.00	5% of actual
07295	Cable TV	329,034.96	216,828.88	325,243.32	338,275.08	101.41/unit incl tax= 28,189.59/month
07320	Office Supplies	1,650.00	1,077.91	1,616.87	1,650.00	
07430	Social Activities	500.00	0.00	500.00	0.00	
07440	Licenses, Fees, Permits	400.00	311.25	400.00	400.00	
07800	Compound Expenses	350.00	0.00	350.00	350.00	
07895	Master Association Fees	53,912.00	35,480.98	53,221.47	54,747.00	3.00/unit
07896	Master S/A Landscaping	0.00		0.00	0.00	
07990	Bad Debt Expense	3,480.00	2,320.00	3,480.00	3,480.00	
08510	Landscaping / Fertilization	750.00	0.00	750.00	750.00	
08930	Water & Sewer	9,000.00	7,922.17	10,000.00	10,000.00	
08990	Telephone	1,500.00	1,448.15	2,172.23	2,000.00	
09011	Tree Trimming	3,000.00	0.00	3,000.00	3,000.00	
09017	Pest Control	1,750.00	1,448.00	2,172.00	1,800.00	684/790/325
09040	Sprinkler Repairs	3,000.00	1,703.50	2,703.50	3,000.00	
09110	Gen. Maint. & Repair	5,440.00	13,640.71	15,640.71	5,440.00	
09135	Pool Repair	2,645.00	5,935.50	6,435.50	2,645.00	
09520	Security	9,900.00	6,541.60	9,812.40	9,900.00	
09602	Accounting	10,008.00	6,672.00	10,008.00	10,008.00	834.00/month for 2 years
09603	CPA Review / Audit	3,500.00	0.00	3,500.00	3,500.00	
09610	Landscape Maintenance	59,040.00	39,328.00	58,992.00	59,040.00	4916/month
09620	Lake Maintenance	6,216.00	4,378.62	6,567.93	6,216.00	618/month
09640	Pool Maintenance	6,840.00	4,560.00	6,840.00	6,840.00	570/month
09850	Janitorial	2,000.00	3,261.60	4,892.40	2,738.00	
09860	Contingency	0.00	0.00	0.00	0.00	
	General & Administrative	604,422.01	414,624.62	622,909.94	627,772.08	
Reserve Contributions						
09910	Reserves - Unallocated	60,000.00	40,000.00	60,000.00	60,000.00	
	Reserve Contributions	60,000.00	40,000.00	60,000.00	60,000.00	
	TOTAL EXPENSES	664,422.01	454,624.62	682,909.94	687,772.08	
	Monthly Maint. Fee (278 Unit)	195.00			202.00	