

NorthEast Budget

		Actual Jan-Aug 2022	Projected Sept-Dec 2022	Total Actual Projected 2022	Annual Budget 2022	Difference Over (-) Under (+)	Projected Budget 2023	260				
Ordinary Income/Expenses												
Income												
31000 NE OPERATING REVENUES												
	31011 NE OPERATING DUES	\$ 51,480.00	\$ 25,740.00	\$ 77,220.00	\$ 77,220.00	\$0.00	\$81,120.00	5% dues increase per home - rounded up (\$12.50/home/month)				
	31012 NE LATE FEES /NSF CHARGES	\$ -	\$ -	\$ -	\$ -	\$0.00						
	Total 31000 NE OPERATING REVENUES	\$ 51,480.00	\$ 25,740.00	\$ 77,220.00	\$ 77,220.00	\$0.00	\$ 78,391.00					
31500 NE RESERVE & SPEC ASSMT												
	31501 NE RESERVE DUES			\$ -		\$0.00	\$ 2,729.00	3-4% of dues to reserve				
	Total 31500 NE RESERVE & SPEC ASSMT					\$0.00	\$ 2,729.00					
34000 NE OTHER INCOME												
	34501 NE OPERATING INT & DIV	\$ -			\$ -	\$0.00						
	34521 NE RESERVE INT & DIV	\$ 38.52		\$ 38.52		-\$38.52						
	Total 34000 NE OTHER INCOME	\$ 38.52		\$ 38.52	\$ -	-\$38.52	\$ -					
	Total Income	\$ 51,518.52	\$ 25,740.00	\$ 77,258.52	\$ 77,220.00	-\$38.52	\$81,120.00					
EXPENSE												
45000 NE OPERATING EXPENSE												
45000 NE ADMIN EXPENSE												
	45101 NE BANK FEES & PRODUCTS	\$ 41.99	\$ 20.00	\$ 61.99	\$ 100.00	\$38.01	\$ 100.00					
	45102 NE INSURANCE	\$ 1,397.22		\$ 1,397.22	\$ 1,873.00	\$475.78	\$ 1,873.00					
	45103 NE LICENSES & FEES	\$ 24.50	\$ 12.00	\$ 36.50	\$ 125.00	\$88.50	\$ 125.00					
	45104 NE MANAGEMENT FEES	\$ 2,320.00	\$ 1,160.00	\$ 3,480.00	\$ 3,480.00	\$0.00	\$ 3,480.00					
	45105 NE WEBSITE	\$ 56.00	\$ -	\$ 56.00	\$ 56.00	\$0.00	\$ 56.00					
	45106 NE OFFICE SUPPLY & COPIES	\$ 53.88	\$ 24.00	\$ 77.88	\$ 140.00	\$62.12	\$ 140.00					
	45107 NE POSTAGE	\$ 34.36	\$ 17.18	\$ 51.54	\$ 180.00	\$128.46	\$ 180.00					
	45108 NE SERVICES-ACCOUNTING	\$ 70.00	\$ -	\$ 70.00	\$ 60.00	-\$10.00	\$ 70.00	Increased costs.				
	45109 NE SERVICES-LEGAL	\$ 60.00	\$ -	\$ 60.00	\$ 300.00	\$240.00	\$ 300.00					
	Total 45000 NE ADMIN EXPENSE	\$ 4,057.95	\$ 1,233.18	\$ 5,291.13	\$ 6,314.00	\$1,022.87	\$ 6,324.00					
45200 NE BUILDING MAINTENANCE												
	45201 NE CARPENTRY	\$ 9,847.50		\$ 9,847.50	\$ 18,618.00	\$730.00	\$ 20,000.00	Ongoing repairs - wood rot, etc.				
	45203 NE PLUMBING	\$ 1,560.00	\$ 750.00	\$ 2,310.00	\$ 3,000.00	\$690.00	\$ 3,000.00					
	45204 OTHER MAINTENANCE	\$ 568.00	\$ -	\$ 568.00	\$ 100.00	-\$468.00	\$ 100.00					
	45205 NE PEST CONTROL/TERMITES	\$ 1,705.00	\$ 96.00	\$ 1,801.00	\$ 1,800.00	-\$1.00	\$ 1,800.00					
	45206 NE ROOF REPAIR		\$ -	\$ -	\$ 800.00	\$800.00	\$ 800.00					
	45207 NE ROOF CLEANING			\$ -	\$ 1,500.00	\$1,500.00	\$ 1,500.00					
	Total 45200 NE BUILDING MAINTENANCE	\$ 13,680.50	\$ 846.00	\$ 14,526.50	\$ 25,818.00	\$11,291.50	\$ 27,200.00					
45300 NE GROUNDS EXPENSE												
	45301 NE LAWN CARE	\$ 6,074.50	\$ 3,000.00	\$ 9,074.50	\$ 10,490.00	\$1,415.50	\$ 10,906.00	Increased costs.				
	45302 NE LANDSCAPING EXPENSE	\$ 590.00	\$ 300.00	\$ 890.00	\$ 500.00	-\$390.00	\$ 1,000.00	Increased cost for landscaping needs.				
	45303 NE TREES & SHRUBS EXPENSE			\$ -	\$ 750.00	\$750.00	\$ 750.00					
	45304 NE SIDEWALKS & PAVING EXP		\$ -	\$ -	\$ 800.00	\$800.00	\$ 2,000.00	Ongoing repairs - driveways/sidewalks.				
	45305 NE STORM WATER EXPENSE	\$ 220.00		\$ 220.00	\$ 2,000.00	\$1,780.00	\$ 2,000.00					
	Total 45300 NE GROUNDS EXPENSE	\$ 6,884.50	\$ 3,300.00	\$ 10,184.50	\$ 14,540.00	\$4,355.50	\$ 16,656.00					
45400 NE POOL EXPENSE												
	45401 NE POOL SERVICE	\$ 2,044.00	\$ 1,200.00	\$ 3,244.00	\$ 3,376.00	\$132.00	\$ 3,376.00					
	45402 NE POOL TREATMENT/EQUIPMENT	\$ 559.97	\$ 280.00	\$ 839.97	\$ 700.00	-\$139.97	\$ 1,000.00	Increased costs.				
	45405 NE POOL REPAIRS	\$ 2,150.80		\$ 2,150.80	\$ 887.00	-\$1,263.80	\$ 2,250.00	Increased costs.				
	45403 NE POOL UTILITIES	\$ 542.51	\$ 275.00	\$ 817.51	\$ 1,000.00	\$182.49	\$ 1,000.00					
	45406 NE POOL AREA CLEANING	\$ 460.00	\$ 120.00	\$ 580.00	\$ 585.00	\$5.00	\$ 585.00					
	Total 45400 NE POOL EXPENSE	\$ 5,757.28	\$ 1,875.00	\$ 7,632.28	\$ 6,548.00	-\$1,084.28	\$ 8,211.00					
45500 NE UTILITIES EXPENSE												
	45501 NE UTILITIES (WATER)	\$ 15,898.49	\$ 4,779.02	\$ 20,677.51	\$ 20,000.00	-\$677.51	\$ 20,000.00					
	Total 45500 NE UTILITIES EXPENSE	\$ 15,898.49	\$ 4,779.02	\$ 20,677.51	\$ 20,000.00	-\$677.51	\$ 20,000.00					
	Total 45000 NE OPERATING EXPENSE	\$ 46,278.72	\$ 12,033.20	\$ 58,311.92	\$ 73,220.00	\$14,908.08	\$ 78,391.00					
Other Expense												
65000 NE RESERVE EXPENSE												
	65005 NE RES EXP - OTHER BLDG	\$ 10,279.50	\$ -	\$ 10,279.50	\$ 10,866.00							
	65015 NE RES EXP - OTHER	\$ 8,925.00		\$ 8,925.00	\$ 7,600.00	-\$1,325.00						
	65006 NE RES EXP - PAINTING	\$ -	\$ -	\$ -	\$ -	\$0.00						
	Total 65000 NE RESERVE EXPENSE	\$ 19,204.50		\$ 19,204.50	\$ 18,466.00	-\$1,325.00	\$2,729.00	Dues directed to reserves (assuming no unexpected expenses).				
	Total ALL NE Expenses	\$ 65,483.22	\$ 12,033.20	\$ 77,516.42	\$ 91,686.00	\$13,583.08	\$ 81,120.00					
CALCULATION OF MONTHLY HOA FEE FOR 2022												
	Annual Operating Revenue	78,391	Annual Reserve Revenue	2,729	Total To Be Assessed	81,120	Annual Total Per Unit (26)	3,120	Monthly Fee	260	\$260.00	Per home per month
2022 Annual Fee												
Maximum Annual 2022 HOA Fee WITHOUT Vote by Members												
Maximum Monthly 2022 HOA Fee WITHOUT Vote by Members												

SouthEast Budget

	Budget 2022	PROJECTED 2023		PROJECTED 2023
		7.5% increase		10% increase
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	\$ 81,163.00	\$ 86,998.38		\$89,279.30
31012 SE LATE FEES /NSF CHARGES				
Total 31000 SE OPERATING REVENUES	\$ 81,163.00	\$ 86,998.38		\$89,279.30
31500 SE RESERVE & SPEC ASSMT				
XXX Assessment Roof				
31501 SE RESERVE DUES	\$ 14,075.00	\$ 15,000.00		\$15,482.50
Total 31500 SE RESERVE & SPEC ASSMT	\$ 14,075.00	\$ 15,000.00		\$15,482.50
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV				
34121 SE RESERVE INT & DIV				
Total 34000 SE OTHER INCOME				
Total Income	\$ 95,238.00	\$ 101,998.38		\$104,761.30
			+ over 2022	
Expense				
41000 SE OPERATING EXPENSE			notes/attributions	
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	\$ 170.00	\$ 170.00	Mgr est	\$ 170.00 Mgr est
41102 SE INSURANCE	\$ 2,000.00	\$ 2,000.00	Mgr est	\$ 2,000.00 Mgr est
41103 SE LICENSES & FEES	\$ 187.00	\$ 187.00	Continue 2022	\$ 187.00 Continue 2022
41104 SE MANAGEMENT FEES	\$ 5,220.00	\$ 5,220.00	Mgr est	\$ 5,220.00 Mgr est
41105 SE WEBSITE	\$ 84.00	\$ 84.00	no change	\$ 84.00 no change
41106 SE OFFICE SUPPLY & COPIES	\$ 210.00	\$ 210.00	Mgr est	\$ 210.00 Mgr est
41107 SE POSTAGE	\$ 230.00	\$ 230.00	Mgr est	\$ 230.00 Mgr est
41108 SE SERVICES-ACCOUNTING	\$ 90.00	\$ 150.00	Round-up	\$ 150.00 Round-up
41109 SE SERVICES-LEGAL	\$ 200.00	\$ 200.00	Continue 2022	\$ 200.00 Continue 2022
Total 41000 SE ADMIN EXPENSE	\$ 8,391.00	\$ 8,451.00		\$ 8,451.00
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	\$ 7,500.00	\$ 7,500.00	Resume Svc	\$ 7,500.00 Resume Svc
41203 SE PLUMBING	\$ 1,000.00	\$ 1,075.00	Comm est*	\$ 1,075.00 Comm est*
41205 SE PEST CONTROL/TERMITES	\$ 2,625.00	\$ 2,899.00	Comm est*	\$ 2,899.00 Comm est*
41206 SE ROOF REPAIR	\$ 3,000.00	\$ 2,322.00	Comm est*	\$ 2,322.00 Comm est*
41207 SE ROOF & GUTTER CLEANIN	\$ 1,370.00	\$ 2,000.00	1 add'l /yr	\$ 2,000.00 1 add'l /yr
WOODROT INSPECTION	\$ -0	\$ 2,950.00	Resume Svc	\$ 2,950.00 Resume Svc
PRESSURE WASHING	\$ 3,250.00	\$ 3,250.00	Resume Svc	\$ 3,250.00 Resume Svc
Total 41200 SE BUILDING MAINTENANCE	\$ 18,745.00	\$ 21,996.00		\$ 21,996.00
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	\$ 13,347.00	\$ 13,971.00	per Sadlers	\$ 13,971.00 per Sadlers
41302 SE LANDSCAPING EXPENSE	\$ 700.00	\$ 833.13	Comm est*	\$ 833.13 Comm est*
41303 SE TREES & SHRUBS EXPENSE	\$ 4,000.00	\$ 4,000.00	Arborist exp	\$ 4,000.00 Arborist exp
41304 SE SIDEWALKS & PAVING EXP	\$ 350.00	\$ 354.75	Comm est*	\$ 354.75 Comm est*
41305 SE STORM WATER EXP	\$ 5,000.00	\$ 5,000.00	Clear existing drainage, runoff mitigation	\$ 5,000.00 Clear existing drainage, runoff mitigation
Total 41300 SE GROUNDS EXPENSE	\$ 23,397.00	\$ 24,158.88		\$ 24,158.88
41400 SE POOL EXPENSE				
41401 SE POOL SERVICE	\$ 4,320.00	\$ 4,320.00	Mgr est	\$ 4,320.00 Mgr est
41403 SE POOL REPAIRS	\$ 2,000.00	\$ 2,000.00	Comm est*	\$ 2,000.00 Comm est*
41405 SE POOL UTILITIES	\$ 1,300.00	\$ 1,397.50	Comm est*	\$ 1,397.50 Comm est*
41406 SE POOL AREA CLEANING	\$ 810.00	\$ 810.00	Mgr est	\$ 810.00 Mgr est
41407 SE POOL TREATMENT/EQUIPMENT	\$ 1,200.00	\$ 1,290.00	Comm est*	\$ 1,290.00 Comm est*
Total 41400 SE POOL EXPENSE	\$ 9,630.00	\$ 9,817.50		\$ 9,817.50
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	\$ 21,000.00	\$ 22,575.00	Comm est*	\$ 22,575.00 Comm est*
Total 41500 SE UTILITIES EXPENSE	\$ 21,000.00	\$ 22,575.00		\$ 22,575.00
Total 41000 SE OPERATING EXPENSE	\$ 81,163.00	\$ 86,998.38		\$ 86,998.38
Other Expense				
61000 SE RESERVE EXPENSE				
61012 SE RES EXP - OTHER BUILDING	\$ 10,000.00	\$ 15,000.00	60% ret. Wall NE per mgr	\$17,762.92
61015 SE RES EXP - OTHER				
XXX SE RES ASSESSMENT ROOF	\$ 276,900.00			
XXX SE RES ASSESSMENT				
Total 61000 SE RESERVE EXPENSE	\$ 10,000.00	\$ 15,000.00		\$17,762.92
Total ALL SE Expenses	\$ 91,163.00	\$ 101,998.38	* +7.5% for inflation	\$ 104,761.30

						Monthly Fee		Monthly Fee	
						\$217.95		\$223.85	
						Increase of \$14.45 or 7.1%		Increase of \$20.35 or 10%	