

Final Budget approved by all directors during a 5.13.22 4:00 pm zoom call.

	Actual 21-22	Budget 21-22	Variance (Under)/Over	Budget 22-23	
Income					
DUES					
Owners	221,194.68	219,780.00	1,414.68	268,620.00	(represents dues at \$175 with a \$40
Total DUES	221,194.68	219,780.00	1,414.68	268,620.00	per quarter increase starting 10.1.22)
FEES					
Development	5,000.00	3,000.00	2,000.00	3,000.00	
Gate Access	1,125.00	675.00	450.00	675.00	
Recording & Penalty	1,280.00	5,000.00	(3,720.00)	1,500.00	
Road Impact	16,140.00	3,000.00	13,140.00	5,000.00	
Total FEES	23,545.00	11,675.00	11,870.00	10,175.00	
INTEREST Operating Accounts	155.88	0.00	0.00	100.00	
INTEREST Reserve Accounts	370.02			1,000.00	
Misc	15,365.28	2,154.00	13,211.28	0.00	
Table & Chair Rentals	44.00	0.00	44.00	0.00	
Total OTHER	15,409.28	2,154.00	13,255.28	0.00	
TRANSMITTER SALES	970.00	1,000.00	(30.00)	750.00	
Total Income	261,644.86	234,609.00	26,509.96	280,645.00	
Expense					
1 · ADMINISTRATIVE					
1A · Accounting					
Labor	15,128.75	15,000.00	128.75	2,000.00	
Materials/Expenses	502.49	1,000.00	(497.51)	250.00	
Total 1A · Accounting	15,631.24	16,000.00	(368.76)	2,250.00	
1B · Administrator					
Expenses	65.13	500.00	(434.87)	500.00	
HOA Management Fees	10,697.50	47,000.00	(36,302.50)	47,275.00	
Total 1B · Administrator	10,762.63	47,500.00	(36,737.37)	47,775.00	
1D · Insurance					
Directors	3,703.28	3,828.82	(125.54)	2,500.00	
Liability & Property	6,063.75	6,393.23	(329.48)	5,000.00	
Liability Umbrella	1,359.96	1,525.78	(165.82)	1,000.00	
Accident Policy	300.00	370.44	(70.44)	400.00	
Total 1D · Insurance	11,426.99	12,118.27	(691.28)	8,900.00	
1E · Legal & Other Professional	15,566.06	12,000.00	3,566.06	17,500.00	
1F · Membership Meetings	1,687.97	2,500.00	(812.03)	1,500.00	
1G · Miscellaneous					
Other	225.78	100.00	125.78	150.00	
Doubtful Accounts	0.00	3,000.00	(3,000.00)	5,000.00	
Total 1G · Miscellaneous	225.78	3,100.00	(2,874.22)	5,150.00	
1H · Taxes					
Corporate	172.50	1,000.00	(827.50)	1,000.00	
Total 1H · Taxes	172.50	1,000.00	(827.50)	1,000.00	
1I · BREEZE	119.40	150.00	(30.60)	500.00	
1J · Owners Guide	48.90	200.00	(151.10)	200.00	
1K · Web Site	5,098.62	5,000.00	98.62	5,000.00	
1L · Directory					
Quarterly Updates	0.00	250.00	(250.00)	0.00	
Bi-Annual Replacement	0.00	0.00	0.00	0.00	
Total 1 · ADMINISTRATIVE	60,740.09	99,818.27	(39,078.18)	89,775.00	
2 · COMMUNITY RELATIONS					
2C · Social Events	1,014.36	1,500.00	(485.64)	1,500.00	
2D - Emergency Preparedness	0.00	100.00	(100.00)	100.00	
Total 2 · COMMUNITY RELATIONS	1,014.36	1,600.00	(585.64)	1,600.00	

<u>zoom call.</u>	Actual 21-22	Budget 21-22	Variance (Under)/Over	Budget 22-23
3 · ROADS & GROUNDS				
3A · Meeting House	61.19	500.00	(438.81)	250.00
3B · Park				
Maintenance	1,847.14	1,500.00	347.14	1,000.00
Water	517.77	600.00	(82.23)	800.00
Total 3B · Park	2,364.91	2,100.00	264.91	1,800.00
3C · Property Tax	58.37	115.00	(56.63)	175.00
3D · Water Control System				
Pump Maintenance	0.00	1,000.00	(1,000.00)	500.00
Pump Power	3,241.22	4,000.00	(758.78)	3,500.00
Total 3D · Water Control System	3,241.22	5,000.00	(1,758.78)	4,000.00
3E · Road Mgmt				
Proposed Maintance Shed				2,500.00
Minor Road Repair	12,622.46	7,000.00	5,622.46	7,000.00
Roadside/Path Mowing	988.54	2,000.00	(1,011.46)	1,000.00
Signs	181.81	500.00	(318.19)	500.00
Street Lights-Electricity	5,203.73	6,000.00	(796.27)	4,500.00
Trees-Trim, Storm Damage	21,600.00	2,500.00	19,100.00	6,000.00
Invasive Weed Control	81.71	1,500.00	(1,418.29)	700.00
Misc Parts, Maint & Supplies	3,183.65	3,000.00	183.65	3,000.00
Total 3E · Road Mgmt	43,861.90	22,500.00	21,361.90	22,700.00
3-F · SPA Property (Manion taxes)				
Property Taxes	3,185.74	3,000.00	185.74	3,500.00
Maintenance	0.00	2,000.00	(2,000.00)	1,000.00
Total 3.F · Manion Property	3,185.74	5,000.00	(1,814.26)	4,500.00
3.G · Gates				
Maintenance & Supplies	6,314.45	1,500.00	4,814.45	1,750.00
Gate Power	318.89	400.00	(81.11)	495.00
Data/Monitoring	2,544.00	2,600.00	(56.00)	1,400.00
Transmitters	1,371.75	1,000.00	371.75	1,000.00
Total 3.G · Gates	10,549.09	5,500.00	5,049.09	4,645.00
Total 3 · ROADS & GROUNDS	63,322.42	40,715.00	22,607.42	38,070.00
4 · SECURITY				
4A Security Employee				
Auto Expense	1,881.00	2,000.00	(119.00)	2,000.00
SP Vehicle Insurance	1,591.60	1,400.00	191.60	1,400.00
Misc Expenses	987.26	500.00	487.26	1,000.00
Training	0.00	500.00	(500.00)	500.00
Payroll Taxes	4,059.85	0.00	4,059.85	4,000.00
SAIF	1,194.60	1,200.00	(5.40)	1,200.00
Salary (Ken)	41,404.55	42,000.00	(595.45)	44,000.00
Overtime	6,039.60	0.00	6,039.60	2,000.00
Total 4A Employee	57,158.46	47,600.00	9,558.46	56,100.00
4B · Gate Operations				
Operations	387.50	500.00	(112.50)	500.00
Total 4B · Gate Operations	387.50	500.00	(112.50)	500.00
4C · Security House				
Cable TV	825.00	900.00	(75.00)	900.00
Garbage	481.32	500.00	(18.68)	500.00
Heat & Lights	2,963.75	2,800.00	163.75	2,800.00
House & Yard Maintenance	5,965.22	1,000.00	4,965.22	900.00
Property Tax	2,624.43	2,800.00	(175.57)	2,700.00
Telephone	2,980.04	2,500.00	480.04	1,800.00
Water	1,449.13	1,600.00	(150.87)	1,500.00
Total 4C · Security House	17,288.89	12,100.00	5,188.89	11,100.00
Total 4 · SECURITY	74,834.85	60,200.00	14,634.85	67,700.00
OTHER:				
Contingency	2,874.89	5,000.00	(2,125.11)	18,500.00
TOTAL EXPENSE	202,786.61	207,333.27	(4,546.66)	215,645.00
NET INCOME (Combined Accts)	58,858.25	27,275.73	31,056.62	65,000.00
\$40 to reserves on quarterly dues invoices				65,000.00
Reserve funding:				65,000.00
(\$13K less then Schwindt CPA study recommended due to increasing dues only by \$40 vs \$50 per quarter starting 10.1.22)				
After Revesreve Funding:				0.00
(any resulting income in excess of expenses at year end will be applied to \$13k deficit in reserve funding)				