

REFLECTION I 2022 BUDGET

	2020	2021	2022
INCOME			
4100 Rent/HOA Income			
4103 Late Fees			
Special assessment	\$ 36,500.00	\$ 10,000.00	
Operating Contingency from 2021			\$ 8,000.00
4108 Association Dues	\$ 105,000.00	\$ 112,500.00	\$ 112,500.00
TOTAL INCOME	\$ 141,500.00	\$ 122,500.00	\$ 120,500.00
EXPENSE			
5000 GENERAL & ADMISTRATION			
5006 License and Fees	\$ 125.00	\$ 125.00	\$ 125.00
5008 Postage & Delivery	\$ 100.00	\$ 100.00	\$ 100.00
5021 Printing & Reproduction	\$ 150.00	\$ 175.00	\$ 160.00
5025 Bad Debt	\$ -	\$ -	\$ -
5029 Management Fees	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
5030 Meeting Expense	\$ -	\$ -	\$ 238.00
5031 Office Supplies	\$ 225.00	\$ 225.00	\$ 1,185.00
5033 Accounting Services	\$ 195.00	\$ 395.00	\$ 395.00
5035 Taxes	\$ 51.00	\$ 51.00	\$ 15.00
5034 Legal Fees	\$ -	\$ -	\$ -
5036 Office File Storage	\$ 60.00	\$ 60.00	\$ 60.00
5908 HOA Property Insurance	\$ 36,000.00	\$ 40,430.00	\$ 44,876.00
6068 Flood Insurance	\$ 4,812.00	\$ 5,057.00	\$ 5,335.00
5000 Total GENERAL & ADMISTRATION	\$ 49,218.00	\$ 54,118.00	\$ 59,989.00
5100 OPERATING EXPENSES			
5120 Interior Pest Control	\$ 780.00	\$ 780.00	\$ 780.00
5122 Termite Control	\$ 210.00	\$ 210.00	\$ 210.00
5104 Other Maintenance Gen'l Bldg	\$ 6,022.00	\$ 6,022.00	\$ 6,000.00
6067 Janitorial Supplies	\$ 50.00	\$ 50.00	\$ 50.00
5151 Pool Contracted Maintenance	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
5152 Pool Supplies	\$ 2,450.00	\$ 2,450.00	\$ 2,000.00
5153 Pool Repairs	\$ 500.00	\$ 500.00	\$ 500.00
5161 landscape Contracted	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
5162 Landscape Materials	\$ 500.00	\$ 500.00	\$ 500.00
6002 Fire Repairs	\$ 1,000.00	\$ 1,000.00	\$ 860.00
6070 Ann. Fire Alarm Insp.	\$ 500.00	\$ 500.00	\$ 500.00
6080 Ann. Fire Ext. Insp.	\$ 315.00	\$ 315.00	\$ 315.00
5100 Total OPERATING EXPENSES	\$ 21,627.00	\$ 21,627.00	\$ 21,015.00
5200 Utilities			
5011 Telephone	\$ 900.00	\$ 900.00	\$ 987.00
5201 Water Sewer & Trash	\$ 13,350.00	\$ 13,350.00	\$ 12,000.00
5202 Electric	\$ 2,485.00	\$ 2,485.00	\$ 2,268.00
5209 Internet	\$ 6,750.00	\$ 6,750.00	\$ 7,326.00
5205 Cable TV	\$ 9,920.00	\$ 9,920.00	\$ 13,168.00
5200 Total Utilities	\$ 33,405.00	\$ 33,405.00	\$ 35,749.00
6850 Capitol Expenses			
6899 Capital Reserves	\$ 37,288.00	\$ 13,388.00	\$ 3,747.00
TOTAL EXPENSE	\$ 141,500.00	\$ 122,500.00	\$ 120,500.00

2022 25 Units @ \$375 per Month