

# 2022 Budget - Crest HOA

## Final - No Dues Increase

	2021	Actuals	Projected	2022	2022	2022
	Annual	Thru 8/2021	Yearend	Annual	Monthly	Per Unit
<b>INCOME</b>						<b>Per Month</b>
Dues Income	\$368,364.04	\$246,240.00	\$369,360.00	\$369,360.00	\$30,780.00	\$285.00
Late Fee Income	\$0.00	\$180.00	\$270.00	\$0.00	\$0.00	\$0.00
Interest	\$1,000.00	\$1,615.42	\$2,423.13	\$1,000.00	\$83.33	\$0.77
Fines	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous Income	\$0.00	\$3,325.00	\$4,987.50	\$0.00	\$0.00	\$0.00
<b>TOTAL INCOME</b>	<b>\$369,364.04</b>	<b>\$251,360.42</b>	<b>\$377,040.63</b>	<b>\$370,360.00</b>	<b>\$30,863.33</b>	<b>\$285.77</b>
<b>EXPENSES</b>						
<b>UTILITIES</b>						
Trash	\$26,000.00	\$16,818.03	\$25,227.05	\$26,000.00	\$2,166.67	\$20.06
Electricity and Gas	\$21,000.00	\$11,838.44	\$17,757.66	\$21,000.00	\$1,750.00	\$16.20
Water and Sewer	\$40,000.00	\$28,200.72	\$42,301.08	\$42,000.00	\$3,500.00	\$32.41
<b>TOTAL UTILITIES</b>	<b>\$87,000.00</b>	<b>\$56,857.19</b>	<b>\$85,285.79</b>	<b>\$89,000.00</b>	<b>\$7,416.67</b>	<b>\$68.67</b>
<b>ADMINISTRATIVE EXPENSES</b>						
Management	\$20,160.00	\$13,440.00	\$20,160.00	\$20,160.00	\$1,680.00	\$15.56
Insurance	\$6,500.00	\$3,625.05	\$5,437.58	\$6,500.00	\$541.67	\$5.02
Legal Fees	\$750.00	\$0.00	\$0.00	\$750.00	\$62.50	\$0.58
Audit/Review & Tax Return Preparation	\$925.00	\$925.00	\$925.00	\$1,000.00	\$83.33	\$0.77
Reserve Study	\$895.00	\$0.00	\$425.00	\$895.00	\$74.58	\$0.69
Postage, Storage + R&R Mailing	\$1,200.00	\$754.35	\$1,131.53	\$1,200.00	\$100.00	\$0.93
Permits/Licenses	\$405.00	\$432.00	\$432.00	\$450.00	\$37.50	\$0.35
Taxes	\$750.00	\$0.00	\$0.00	\$750.00	\$62.50	\$0.58
<b>TOTAL ADMINISTRATIVE</b>	<b>\$31,585.00</b>	<b>\$19,176.40</b>	<b>\$28,511.10</b>	<b>\$31,705.00</b>	<b>\$2,642.08</b>	<b>\$24.46</b>
<b>MAINTENANCE</b>						
<b>Landscaping</b>						
Landscape Contract - Groomed Look	\$75,480.00	\$50,320.00	\$75,480.00	\$78,540.00	\$6,545.00	\$60.60
Landscape Supplies/Extras	\$2,500.00	\$523.00	\$784.50	\$2,500.00	\$208.33	\$1.93
Landscape Brush Mgt	\$10,000.00	\$0.00	\$0.00	\$6,000.00	\$500.00	\$4.63
Irrigation Repairs	\$5,000.00	\$1,743.24	\$2,614.86	\$3,000.00	\$250.00	\$2.31
<b>Total Landscaping</b>	<b>\$92,980.00</b>	<b>\$52,586.24</b>	<b>\$78,879.36</b>	<b>\$90,040.00</b>	<b>\$7,503.33</b>	<b>\$69.48</b>
<b>Repair and Maintenance</b>						
Lighting Maintenance	\$1,000.00	\$879.87	\$1,319.81	\$1,500.00	\$125.00	\$1.16
Pool & Spa Maintenance	\$9,350.00	\$5,089.00	\$7,633.50	\$9,350.00	\$779.17	\$7.21
Pool & Spa Extras	\$500.00	\$371.00	\$556.50	\$500.00	\$41.67	\$0.39
Janitorial Maintenance	\$3,000.00	\$1,371.00	\$2,056.50	\$3,000.00	\$250.00	\$2.31
Janitorial Supplies/Extras	\$500.00	\$223.32	\$334.98	\$500.00	\$41.67	\$0.39
Pest Control - Com Area	\$4,000.00	\$2,731.60	\$4,097.40	\$4,200.00	\$350.00	\$3.24
Repair & Maintenance - Structural	\$8,310.00	\$2,425.06	\$3,637.59	\$8,310.00	\$692.50	\$6.41
Contingencies	\$1,200.00	\$434.13	\$651.20	\$2,316.00	\$193.00	\$1.79
<b>Total Repair and Maintenance</b>	<b>\$27,860.00</b>	<b>\$13,524.98</b>	<b>\$20,287.47</b>	<b>\$29,676.00</b>	<b>\$2,473.00</b>	<b>\$22.90</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$239,425.00</b>	<b>\$142,144.81</b>	<b>\$212,963.72</b>	<b>\$240,421.00</b>	<b>\$20,035.08</b>	<b>\$185.51</b>
<b>Reserve Allocations</b>	<b>\$128,939.04</b>	<b>\$75,214.44</b>	<b>\$128,939.04</b>	<b>\$128,939.00</b>	<b>\$10,744.92</b>	<b>\$99.49</b>
<b>Interest Reserve Allocation</b>	<b>\$1,000.00</b>	<b>\$1,615.42</b>	<b>\$6,331.10</b>	<b>\$1,000.00</b>	<b>\$83.33</b>	<b>\$0.77</b>
<b>TOTAL HOA EXPENSES</b>	<b>\$369,364.04</b>	<b>\$218,974.67</b>	<b>\$348,233.86</b>	<b>\$370,360.00</b>	<b>\$30,863.33</b>	<b>\$285.77</b>