

TOWNS AT LAKESIDE ASSOCIATION, INC.

Proposed Budget for 2022

January 1, 2022 through December 31, 2022

Based on 236 Units

Line Item	Adopted Budget 2021	Actual 9/30/2021	Projected Actual 12/31/2021	Adopted Budget 2022
INCOME				
MAINTENANCE ASSESSMENTS	\$339,840.00	\$255,191.00	\$340,254.67	\$354,000.00
CAPITAL CONTRIBUTION	\$4,500.00	\$5,995.00	\$7,993.33	\$4,500.00
LATE FEES	\$0.00	\$2,382.00	\$3,176.00	\$0.00
OTHER INCOME	\$2,000.00	\$4,510.00	\$6,013.33	\$2,000.00
BANK INTEREST EARNED	\$0.00	\$34.00	\$45.33	\$0.00
TOTAL INCOME	\$346,340.00	\$268,112.00	\$357,482.67	\$360,500.00
EXPENSES				
GROUNDS/LANDSCAPING				
LANDSCAPE CONTRACT	\$68,340.00	\$51,136.00	\$68,181.33	\$71,757.00
LANDSCAPE MAINT.	\$20,000.00	\$3,361.00	\$20,000.00	\$20,000.00
MULCH REPLACEMENT	\$13,000.00	\$0.00	\$13,000.00	\$13,000.00
IRRIGATION MAINTENANCE	\$25,000.00	\$33,353.00	\$25,000.00	\$25,000.00
GENERAL MAINTENANCE	\$24,630.60	\$0.00	\$0.00	\$24,630.60
EXT. PRESSURE WASH	\$15,500.00	\$0.00	\$0.00	\$15,500.00
PEST CONTROL	\$3,000.00	\$995.00	\$4,000.00	\$3,000.00
SUBTOTAL	\$169,470.60	\$88,845.00	\$130,181.33	\$172,887.60
UTILITIES				
ELECTRIC	\$8,500.00	\$6,826.00	\$9,101.33	\$8,500.00
SUBTOTAL	\$8,500.00	\$6,826.00	\$9,101.33	\$8,500.00
ADMINISTRATIVE				
INSURANCE	\$9,000.00	\$8,566.00	\$11,421.33	\$9,000.00
LEGAL/PROFESSIONAL	\$5,000.00	\$4,255.00	\$5,673.33	\$5,000.00
MANAGEMENT FEE	\$23,669.40	\$17,752.00	\$23,669.33	\$24,379.41
CPA/TAXES/FEES/LICENSES	\$5,500.00	\$6,626.00	\$6,626.00	\$5,500.00
ADMIN/POSTAGE/WEB	\$3,000.00	\$1,978.00	\$3,000.00	\$3,000.00
RESERVE STUDY	\$0.00	\$0.00	\$0.00	\$4,000.00
BAD DEBT EXPENSE	\$20,000.00	\$0.00	\$0.00	\$20,000.00
BANK SERVICE CHARGE	\$700.00	\$193.00	\$257.33	\$700.00
SUBTOTAL	\$66,869.40	\$39,370.00	\$50,647.33	\$71,579.41
RESERVES				
POOLED RESERVES	\$101,500.00	\$76,125.00	\$101,500.00	\$107,532.99
TOTAL RESERVE SUBTOTAL	\$101,500.00	\$76,125.00	\$101,500.00	\$107,532.99

TOTAL OPERATING COSTS	\$244,840.00	\$135,041.00	\$189,930.00	\$252,967.01
STATUTORY RESERVES	\$101,500.00	\$63,067.00	\$101,500.00	\$107,532.99
TOTAL EXPENSES	\$346,340.00	\$198,108.00	\$291,430.00	\$360,500.00
PER UNIT PER MONTH	\$120.00			\$125.00