

**THE LEGEND HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET**

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5101 - WATER	4,653	4,072	5,093	5,054	4,400	5,400	
5102 - GAS	7,177	6,705	5,494	7,121	7,600	7,600	HEAT DATES POOL 10/1-6/1, SPA 5/1-10/30 + 11/1-4/30.
5103 - ELECTRICITY	13,057	11,034	11,857	12,989	13,500	13,500	COMMON AREAS, POOL/SPA, IRRIGATION & WATER FEATURE.
5104 - TELEPHONE	688	779	810	828	810	820	PHONE ENTRY SYSTEM
5106 - GENERAL SUPPLIES	0	0	0	0	0	0	
5107 - PRINTING	35	350	61	159	600	600	HOMEOWNER NOTICES & DIRECTORY
5110 - POSTAGE	26	28	3	35	100	100	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	505	505	495	515	505	505	CORPORATION COMMISSION \$10, HOMEOWNER LIEN FEES \$0, POOL & SPA PERMITS \$200+\$150 ANNUAL)
5112 - TAXES	54	54	54	55	55	55	STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$50, P/TAX \$4
5116 - INSURANCE	6,756	6,921	6,937	7,069	7,300	7,300	LIAB, PROP, D&O & UMBRELLA CURRENT YEAR EXPIRES 2/22 @ \$6,917, PLUS CRIME COVERAGE @ \$78 EXPIRES 07/22 PLUS 5% INCREASE
5117 - LEGAL	898	0	573	1,440	0	1,000	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION \$250; COMPILATION SERVICES \$675
5122 - MEETINGS & SEMINARS	148	200	123	0	150	150	ANNUAL MEETING MINUTES & REFRESHMENTS
5124 - SOCIAL & COMMUNITY ACTIVITIES	268	342	0	450	900	900	ANNUAL POOLSIDE BAR-B-QUE
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	0	0	0	0	0	0	
5128 - DEPRECIATION - EQUIPMENT	0	0	0	0	0	0	
5140 - BANK CHARGES - OPERATING	0	0	0	0	0	0	
5141 - BANK CHARGES - RESERVES	0	0	0	0	0	0	
5195 - BAD DEBT EXPENSE	0	0	0	0	0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	35,190	31,915	32,425	36,640	36,845	38,855	

THE LEGEND HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
REPAIR & MAINTENANCE							
5201 - EQUIPMENT	0	0	50	0	0	0	
5202 - BUILDING	728	2,712	65	275	500	500	GATE HOUSE, POOL RAMADA, & POOL RESTROOMS
5203 - WALKWAYS & PATHS	0	0	3,900	75	300	600	MISC. SIDEWALK REPLACEMENTS
5204 - STREETS & PARKING AREAS	18	0	1,450	0	0	0	
5205 - STREET SIGNS	0	0	0	0	0	0	PAINT AND REPAIRS TO ENTRY SIGN
5206 - LIGHTING	1,918	2,551	190	303	600	600	
5207 - FENCING AND WALLS	452	1,176	3,251	560	1,000	1,500	
5208 - SPRINKLER	372	433	2,039	345	1,000	1,500	IRRIGATION REPAIR, TIMER REPLACEMENTS, BACK FLOW INSPECTIONS.
5210 - EXTERIOR PAINTING	0	0	0	0	0	0	
5212 - POOL/SPA/KOOL DECK	3,785	2,562	2,723	4,925	2,500	3,000	POOL CHEMICALS, POOL AND ENTRY WATER FEATURE REPAIRS
5213 - FURNITURE & FIXTURES	113	41	0	175	700	700	POOL AREA FURNITURE REPAIR
5215 - ENTRY WATER FEATURE	0	0	0	0	0	0	
5218 - LAKE/WATER R&M	0	954	159	0	0	0	
5298 - MISCELLANEOUS	0	0	0	0	0	0	
TOTAL REPAIR & MAINTENANCE	7,386	10,429	13,826	6,658	6,600	8,400	

**THE LEGEND HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET**

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
OPERATING EXPENSES							
5301 - TOOLS & PARTS	0	0	310	0	0	0	
5302 - CONTRACT SERVICES	3,055	3,400	4,075	4,835	4,845	4,845	47 DATE PALMS @ \$75 = \$3,525. UPGRADE TREE TRIMMING PROGRAM \$1,320
5303 - EQUIPMENT RENTAL	0	0	0	0	0	0	
5304 - FERTILIZER, SEED, CHEMICALS	0	0	0	0	0	0	
5305 - PLANTS, TREES, ROCKS	4,600	3,148	4,587	7,452	6,800	7,800	ANNUAL PLANTS & TREE REPLACEMENTS; CONTRACT LABOR FOR PLANT REPLACEMENTS
5311 - ACCESS CARDS/CLICKERS	0	0	0	0	0	0	
5316 - CABLE TV	21,681	23,472	23,772	23,360	23,833	21,014	2022 - \$31.84 PER UNIT PER MONTH. (55 UNITS)
5317 - PEST CONTROL	300	300	300	300	300	300	COMMON AREA PEST CONTROL AS NEEDED
5318 - TERMITE PROGRAM	0	0	0	0	0	0	
5323 - SIGNAGE	0	0	0	0	0	0	
5327 - CONTRACT ARCHITECT	0	0	0	0	0	0	
5398 - MISCELLANEOUS OPERATING	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	29,636	30,320	33,044	35,947	35,778	33,959	

**THE LEGEND HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET**

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	Grand Total	78,164	79,345	84,228	83,259	83,259	83,113
5498 - BUILDING ALLOCATION	Grand Total	17,698	17,993	18,981	19,119	19,119	20,272
TOTAL MAINTENANCE ALLOCATION		95,862	97,338	103,209	102,378	102,378	103,385
TOTAL EXPENSES		168,074	170,002	182,504	181,623	181,601	184,599
LESS DEPRECIATION		0	0	0	0	0	0
LESS OTHER REVENUES (FUNDED FROM)/REPLENISH OPERATING CASH		(493)	(505)	(662)	(507)	(525)	(475)
TOTAL OPERATING CASH REQUIREMENT		167,581	169,497	181,841	181,116	181,076	184,124
BUDGETED OPERATING CASH REQUIREMENT		171,053	173,134	181,907	181,076	181,076	184,124
NUMBER OF UNITS		55	55	55	55	55	55
ANNUAL OPERATING ASSESSMENT PER UNIT		3,110	3,148	3,307	3,292	3,292	3,348
MONTHLY OPERATING ASSESSMENT PER UNIT		259	262	276	274	274	279
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS		170,940	173,158	181,949	180,983	181,076	184,124
3004 - SUPPLEMENTAL ASSESSMENT*		0	0	0	0	0	0
3005 - LATE FEES		413	354	567	441	400	400
3045 - ACCESS CARD/CLICKER INCOME		0	0	0	0	0	0
3046 - INTEREST INCOME - OPERATING		80	151	95	66	125	75
3098 - MISCELLANEOUS INCOME		0	0	0	0	0	0
TOTAL OPERATING REVENUES		171,433	173,663	182,611	181,490	181,601	184,599
							2022 - \$278.98 PER UNIT PER MONTH.
* Board has the authority to levy a Supplemental Assessment.							
BUDGETED RESERVES REQUIREMENT		23,761	21,543	16,049	20,351	20,351	26,951
ANNUAL RESERVES ASSESSMENT PER UNIT		432	392	292	370	370	490
MONTHLY RESERVES ASSESSMENT PER UNIT		36	33	24	31	31	41
BUDGETED COMBINED ASSESSMENTS		194,814	194,677	197,956	201,427	201,427	211,075
TOTAL ANNUAL ASSESSMENT PER UNIT		3,542	3,540	3,599	3,662	3,662	3,838
TOTAL MONTHLY ASSESSMENT PER UNIT		295	295	300	305	305	320
							COMBINED OPERATING AND RESERVES ASSESSMENTS
							COMBINED OPERATING AND RESERVES ASSESSMENTS

**THE LEGEND HOMEOWNERS ASSOCIATION
2022 RESERVES BUDGET**

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
BUDGETED RESERVES REQUIREMENT	23,761	21,543	16,049	20,351	20,351	26,951	
NUMBER OF UNITS	55	55	55	55	55	55	
ANNUAL RESERVES ASSESSMENT PER UNIT	415	432	292	370	370	490	
MONTHLY RESESVES ASSESSMENT PER UNIT	35	36	24	31	31	41	

REVENUES

2810 - RESERVE ASSESSMENTS	23,760	21,542	16,051	20,348	20,351	26,951	2022 - \$40.83 PER UNIT PER MONTH.
2810 - RESERVE SPECIAL ASSESSMENTS							
3003 - COMMUNITY ENHANCEMENT FEE	0	2,000	3,000	157	0	0	INCLUDED IN RESERVE ASSESSMENT CALCULATION
3047 - INTEREST INCOME - RESERVES	317	564	396	398	233	233	
TOTAL REVENUES	24,077	24,106	19,447	20,902	20,584	27,184	

* Board has the authority to levy a Supplemental Assessment.

MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)

6602 - BUILDING							
6604 - STREET & PARKING AREA							
6605 - SIGNAGE							
6606 - LIGHTING	1,000						
6607 - FENCING AND WALLS		2,387	25,000	66,820			
6610 - EXTERIOR PAINTING							
6611 - GATES/GATE OPERATORS	15,842					23,170	
6612 - POOL/SPA/KOOL DECK	2,347	4,300				15,464	
6613 - FURNITURE	350						
6618 * LAKE/LAGOON							
6619 - LANDSCAPE (TREE REPLACEMENTS)			1,496	8,026		8,221	
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM							
TOTAL MAJOR REPAIRS & REPLACEMENTS	19,539	6,687	26,496	74,846	0	46,854	