

**THE ESTATES 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	10,302	7,232	11,239	10,903	8,500	9,700	
5102 - GAS	0	0	0	0	0	0	
5103 - ELECTRICITY	3,158	2,753	2,758	2,887	3,500	3,000	COMMON AREAS, POOL/SPA, IRRIGATION.
5104 - TELEPHONE	688	779	808	828	810	820	
5106 - GENERAL SUPPLIES	0	0	0	25	100	100	EXPENSE FOR COMMUNITY BOOKS & MISC
5107 - PRINTING	39	0	49	0	50	50	HOMEOWNER NOTICES
5110 - POSTAGE	16	33	33	0	50	50	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	10	10	0	20	10	10	CORPORATION COMMISSION \$10
5112 - TAXES	54	54	54	55	55	55	STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$50, P/TAX \$4
5116 - INSURANCE	2,354	2,388	2,368	2,406	2,400	2,444	LIAB, PROP, D&O CURRENT YEAR EXPIRES 11/22 @ \$2,428 PLUS CRIME COVERAGE @ \$16 EXPIRES 07/22
5117 - LEGAL	0	0	1,750	954	0	0	
5118 - ENTERTAINMENT	0	0	1,022	0	0	0	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION \$250; COMPILATION \$675
5122 - MEETINGS & SEMINARS	135	180	0	0	100	100	STENOGRAPHER FOR MINUTES & REFRESHMENTS
5124 - SOCIAL/COMMUNITY ACTIVITIES	872	423	423	600	600	600	SEASONAL DECORATION
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	0	0	0	0	0	0	FULLY DEPRECIATED
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	18,553	14,778	21,430	19,603	17,100	17,854	

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REPAIR & MAINTENANCE							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	42	0	250	57	0	0	
5203 - WALKWAYS & PATHS	0	0	0	0	0	0	MAILBOX STRUCTURE
5204 - STREETS & PARKING AREAS	0	0	30	0	0	0	MISC. REPAIRS AS NEEDED
5205 - STREET SIGNS	0	0	0	0	0	0	
5206 - LIGHTING	2,453	469	219	306	1,000	1,000	ASSUMING NEW LANDSCAPE INCLUDES SIGNAGE LIGHT BULB REPLACEMENT, FIXTURE REPAIR
5207 - FENCING AND WALLS	1,170	1,836	959	1,822	1,500	1,500	GATE & WALL REPAIR & TOUCH-UP PAINT & ENTRANCE GATE REPAIR
5208 - SPRINKLER	40	42	389	125	500	500	IRRIGATION REPAIR, BACK FLOW INSPECTION.
5212 - POOL/SPA/KOOL DECK	0	0	0	0	0	0	
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	
5215 - DRAINAGE SYSTEM	0	0	0	0	0	0	DRAINAGE SYSTEMS FROM REAR LOTS ON TO THE GOLF COURSE.
TOTAL REPAIR & MAINTENANCE	3,704	2,347	1,847	2,310	3,000	3,000	

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OPERATING EXPENSES	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
5301 - TOOLS & PARTS	0	0	0	0	0	0	
5302 - CONTRACT SERVICES	520	520	1,066	600	600	600	8 DATE PALMS @ \$75 = \$600. LARGE TREE TRIMMING COST (\$2,950) REMOVED DUE TO GRCA TREE CARE INITIATIVE.
5304 - FERTILIZER, SEED, CHEMICALS	0	0	453	0	0	0	
5305 - PLANTS, TREES, ROCKS	1,857	7,277	2,033	6,480	2,000	2,000	ANNUAL PLANTS & A FEW OTHER REPLACEMENTS
5308 - TRASH REMOVAL	0	0	0	596	0	0	
5316 - CABLE TV	11,826	12,803	12,967	12,742	13,000	11,462	2022 - \$31.84 PER UNIT PER MONTH. (30 UNITS) (Lots 22 & 23 combined)
5317 - PEST CONTROL	0	0	0	0	0	0	
5318 - TERMITES PROGRAM	0	0	0	0	0	0	
5323 - SIGNAGE	0	0	0	0	0	0	
5327 - CONTRACT ARCHITECT	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	14,204	20,600	16,518	20,419	15,600	14,062	

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MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	40,546	41,061	43,655	43,554	43,554	44,059	
5498 - BUILDING ALLOCATION	4,265	4,336	4,574	4,607	4,607	4,885	
TOTAL MAINTENANCE ALLOCATION	44,811	45,397	48,229	48,161	48,161	48,944	
TOTAL EXPENSES	81,272	83,121	88,025	90,493	83,861	83,860	
LESS DEPRECIATION	0	0	0	0	0	0	
LESS OTHER REVENUE	(133)	(148)	(181)	(214)	0	(10)	LATE FEES, INTEREST INCOME OPERATING
REPLENISH OPERATING CASH/(FUNDED FROM OPERATING CASH)							
TOTAL OPERATING CASH REQUIREMENT	81,139	82,974	87,844	90,279	83,861	83,850	
BUDGETED OPERATING CASH REQUIREMENT	77,541	79,666	83,899	83,861	83,861	83,850	
NUMBER OF UNITS	31	31	31	31	31	31	
ANNUAL OPERATING ASSESSMENT PER UNIT	2,501	2,570	2,706	2,705	2,705	2,705	
MONTHLY OPERATING ASSESSMENT PER UNIT	208	214	226	225	225	225	
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS	77,488	79,608	84,057	83,855	83,861	83,850	2022 - \$225.40 PER UNIT PER MONTH.
3004 - SUPPLEMENTAL ASSESSMENT	0	0	0	0	0	0	
3005 - LATE FEES	112	112	168	210	0	0	
3046 - INTEREST INCOME - OPERATING	21	36	13	4	0	10	
3098 - MISCELLANEOUS INCOME	0	0	0	0	0	0	
TOTAL OPERATING REVENUES	77,621	79,756	84,238	84,069	83,861	83,860	
BUDGETED RESERVES REQUIREMENT	26,673	24,552	20,101	27,747	27,747	27,747	
ANNUAL RESERVES ASSESSMENT PER UNIT	860	792	648	895	895	895	
MONTHLY RESERVES ASSESSMENT PER UNIT	72	66	54	75	75	75	
BUDGETED COMBINED REQUIREMENT	104,214	104,218	104,000	111,608	111,608	111,598	
NUMBER OF UNITS	31	31	31	31	31	31	
TOTAL ANNUAL ASSESSMENT PER UNIT	3,362	3,362	3,355	3,600	3,600	3,600	OPERATING AND RESERVES COMBINED
TOTAL MONTHLY ASSESSMENT PER UNIT	280	280	280	300	300	300	OPERATING AND RESERVES COMBINED

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2021 RESERVES BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
BUDGETED RESERVES REQUIREMENT	26,673	24,552	20,101	27,747	27,747	27,747	
NUMBER OF UNITS	31	31	31	31	31	31	
ANNUAL ASSESSMENT PER UNIT	860	792	648	895	895	895	
MONTHLY ASSESSMENT PER UNIT	72	66	54	75	75	75	

REVENUES

2810 - RESERVE ASSESSMENTS	26,672	24,552	20,103	27,747	27,747	27,747	2022 - \$74.59
2810 - RESERVE-SPECIAL ASSESSMENT					0	0	
3047 - INTEREST INCOME - RESERVES	132	150	84	33	54	78	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL REVENUES	26,804	24,702	20,187	27,780	27,800	27,826	

MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)

6602 - BUILDING	900						
6604 - STREET & PARKING AREA	46,048						
6605 - SIGNAGE							
6606 - LIGHTING	15,980	8,235					
6607 - FENCING AND WALLS	2,000		37,515				
6610 - EXTERIOR PAINTING							
6611 - GATE OPERATORS	1,316		9,150	2,442		7,670	
6619 - LANDSCAPE						16,441	
6631 - BEAUTIFICATION							
TOTAL MAJOR REPAIRS & REPLACEMENTS	66,243	8,235	46,665	2,442	0	24,111	