

Description	2021 Proposed Budget
REVENUES:	
Maintenance Fees	\$ 7,722,400.97
Screening Fees	\$ 4,500.00
Access Control Credentials	\$ 15,000.00
Late Fees	\$ 60,000.00
Clubhouse Rental Income	\$ 30,000.00
Falls Room Events Liability Insurance	\$ 1,890.00
Event Sponsorship Income	\$ 6,490.00
TOTAL REVENUES	\$ 7,840,280.97
EXPENSES:	
GENERAL & ADMINISTRATIVE EXPENSES:	
Insurance - Commercial Package	\$ 489,594.32
Insurance - Falls Room Events Liability	\$ 1,890.00
Postage & Mailings	\$ 1,000.00
Office Expense and Supplies	\$ 10,000.00
Office Equipment	\$ 5,000.00
Web Site	\$ 2,340.00
Fleet Expenses	\$ 2,500.00
Audit & Tax	\$ 11,400.00
Legal Fees-Collections	\$ 10,000.00
Legal Fees-General File	\$ 15,000.00
Taxes, Fees, Licenses - CH	\$ 10,000.00
Uniforms	\$ 1,500.00
Personnel	\$ 947,630.46
HOA Accountant	\$ 18,000.00
Management Service Contract	\$ 164,669.04
Other Management Fees	\$ 44,400.00
TOTAL GENERAL & ADMINISTRATIVE EXPENSES	\$ 1,734,923.81
UTILITIES:	
Electric	\$ 450,000.00
Water & Sewer	\$ 33,779.20
Cable and Internet	\$ 2,220,138.96
Homeowner Alarm Systems	\$ 334,826.00
Trash Removal - Club	\$ 7,700.00
Telephone - Club / Sheridan Gatehouse	\$ 8,600.00
Gas - Pool Pumps & Heaters	\$ 20,000.00
TOTAL UTILITIES EXPENSES	\$ 3,075,044.16
GROUNDS MAINTENANCE:	
Lawn Maintenance	\$ 591,844.00
White Fly Treatment	\$ 8,900.00
Tree Trimming/Projects	\$ 107,256.00
Landscape Replacements	\$ 52,600.00
Landscape Mulch Contract	\$ 40,000.00

Swale Maintenance (hard prune trees)		
Sidewalk Repair & Trees	\$	75,000.00
Irrigation - Pump Repairs & Maintenance	\$	59,960.00
TOTAL GROUNDS MAINTENANCE EXPENSES	\$	935,560.00

GENERAL MAINTENANCE:

Lake Maintenance / Mitigation area Contract	\$	98,158.00
General Repairs & Maintenance	\$	40,000.00
Pressure Cleaning Common	\$	90,000.00
Holiday Lighting & Decorations	\$	11,000.00
Waterfall Maintenance & Operation	\$	15,000.00
TOTAL GENERAL MAINTENANCE EXPENSES	\$	254,158.00

SECURITY-ACCESS CONTROL / GATEHOUSE:

Repair & Maintenance - Gate Arms	\$	23,000.00
Gate House - Repairs & Maintenance	\$	7,000.00
Transponder / Resident Cards & Supplies	\$	9,500.00
Security Personnel	\$	1,050,000.00
Security Personnel Falls Room	\$	5,000.00
Camera Maintenance	\$	6,500.00
Access Control Software	\$	18,725.00
Security - Deputy Sheriff	\$	6,000.00
TOTAL ACCESS / GATEHOUSE EXPENSES	\$	1,125,725.00

CLUBHOUSE EXPENSES:

Pest Control Clubhouse / Guardhouses	\$	2,300.00
Maintenance and Janitorial supplies	\$	10,000.00
COVID-19 Supplies	\$	5,000.00
Pool Maintenance Contract	\$	49,080.00
Repairs & Maintenance - Pool	\$	8,500.00
Tennis Nets and Poles	\$	1,200.00
Social Activity / Events	\$	6,490.00
Fitness Equipment Maintenance & Repairs	\$	3,000.00
TOTAL CLUBHOUSE EXPENSES	\$	85,570.00

EXPENSES BEFORE RESERVES	\$	7,210,980.97
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RESERVES:

Pooled Reserves	\$	629,300.00
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TOTAL RESERVES	\$	629,300.00
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EXPENSES - GRAND TOTAL	\$	7,840,280.97
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NET INCOME (DEFICIT)	\$	-
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Less usage of prior year surplus

Number of Homes	\$	2,085.00
Master Annual HOA Fees Per Home:	\$	3,703.79
Master Monthly HOA Fees Per Home:	\$	308.65
Master Monthly HOA Fees per Home	\$	308.65

Approved by:

Name

Signature

Date: