

BLOOMFIELD CLUB II HOMEOWNERS ASSOCIATION

2022 Budget - Revised

August 24, 2021 - Revised September 22, 2021

Income	2021	2022 BUDGET	VARIANCE
ASSESSMENT INCOME			
Operating Assessment	\$ 237,077.00	\$ 237,074.00	\$ (3.00)
Reserve Assessment	\$ 79,300.00	\$ 88,653.00	\$ 9,353.00
Recreational Assessment	\$ 170,352.00	\$ 170,352.00	\$ -
TOTAL ASSESSMENT INCOME	\$ 486,729.00	\$ 496,079.00	\$ 9,350.00
MISCELLANEOUS INCOME			
Rules Fines	\$ 2,000.00	\$ 2,000.00	\$ -
Late Fees	\$ 2,500.00	\$ 2,000.00	\$ (500.00)
TOTAL MISCELLANEOUS INCOME	\$ 4,500.00	\$ 4,000.00	\$ (500.00)
INTEREST INCOME			
Reserve Interest	\$ 17,600.00	\$ 19,040.00	\$ 1,440.00
TOTAL INTEREST INCOME	\$ 17,600.00	\$ 19,040.00	\$ 1,440.00
TOTAL ALL INCOME	\$ 508,829.00	\$ 519,119.00	\$ 10,290.00

PER UNIT MONTHLY FEE

	2021	2022 BUDGET	VARIANCE
Operating Assessment	126.64	126.64	0.00
Reserve Assessment	42.36	47.36	5.00
Recreational Assessment	91.00	91.00	0.00
TOTAL MONTHLY ASSESSMENT FEE	260.00	265.00	5.00

Expenses	2021	2022 BUDGET	VARIANCE
ADMINISTRATIVE EXPENSES			
Recording Secretary	\$ 675.00	\$ 765.00	\$ 90.00
Office Supplies and Expenses	\$ 150.00	\$ 150.00	\$ -
Postage	\$ 283.00	\$ 283.00	\$ -
Printing	\$ 245.00	\$ 245.00	\$ -
Management Fee	\$ 19,176.00	\$ 19,943.00	\$ 767.00
Audit Fees	\$ 2,800.00	\$ 3,100.00	\$ 300.00
Legal Fees	\$ 1,500.00	\$ 1,500.00	\$ -
Bank Charges	\$ 1,348.00	\$ 2,483.00	\$ 1,135.00
Reserve Contribution	\$ 79,300.00	\$ 88,653.00	\$ 9,353.00
Property Insurance	\$ 2,537.00	\$ 2,537.00	\$ -
Corporate Taxes	\$ 1,725.00	\$ 1,641.00	\$ (84.00)
TOTAL ADMINISTRATIVE EXPENSES	\$ 109,739.00	\$ 121,300.00	\$ 11,561.00

BUILDING MAINTENANCE EXPENSES	2021	2022 BUDGET	VARIANCE
Exterior Staining	\$ 17,500.00	\$ 25,200.00	\$ 7,700.00
Roof Repair	\$ 2,000.00	\$ 3,000.00	\$ 1,000.00
Soffit and Fascia	\$ 1,000.00	\$ 1,000.00	\$ -
Siding Repairs	\$ 1,500.00	\$ 2,000.00	\$ 500.00
Gutter and Downspouts	\$ 12,500.00	\$ 12,500.00	\$ -
Lighting Repairs	\$ 500.00	\$ 2,000.00	\$ 1,500.00
Wood Replacement	\$ 4,045.00	\$ 4,000.00	\$ (45.00)
Concrete Repairs	\$ 500.00	\$ 1,000.00	\$ 500.00
Tuckpointing/Addresses	\$ 4,000.00	\$ 4,000.00	\$ -
Foundation Repairs	\$ 5,800.00	\$ 5,800.00	\$ -
Drainage System	\$ 3,000.00	\$ 3,000.00	\$ -
TOTAL MAINTENANCE EXPENSES	\$ 52,345.00	\$ 63,500.00	\$ 11,155.00

LANDSCAPE EXPENSES	2021	2022 BUDGET	VARIANCE
Lawn Maintenance Service	\$ 78,600.00	\$ 86,209.00	\$ 7,609.00
Trees, Shrubs and Bushes	\$ 5,550.00	\$ 5,830.00	\$ 280.00
Snow Removal/Salting	\$ 40,444.00	\$ 40,444.00	\$ -
TOTAL LANDSCAPE EXPENSES	\$ 124,594.00	\$ 132,483.00	\$ 7,889.00

OTHER EXPENSES	2021	2022 BUDGET	VARIANCE
Trash Removal	\$ 50,799.00	\$ 30,984.00	\$ (19,815.00)
Recreational Association	\$ 170,352.00	\$ 170,352.00	\$ -
Bad Debts	\$ 500.00	\$ 500.00	\$ -
TOTAL OTHER EXPENSES	\$ 221,651.00	\$ 201,836.00	\$ (19,815.00)
TOTAL ALL EXPENSES	\$ 508,329.00	\$ 519,119.00	\$ 10,790.00