Lighthouse Crossing HOA
Budget 2022

	2022 Budget	01/01/2021-10/31/2021 Actual*	2021 Budget	2020 Actual	2019 Actual
Revenue					
Owner Annual Dues	112,000.00	96,000.00	96,000.00	97,200.00	95,943.15
Annual Dry Storage	1,800.00	1,350.00	1,200.00	1,000.00	1,200.00
Initial Assessment				9,000.00	12,000.00
Interest Bank		32.82	150.00	156.10	176.33
Interest Late Fees		79.30	50.00	36.13	91.37
Total Revenue	**$ 113,800.00**	**$ 97,462.12**	**$ 97,400.00**	**$ 107,392.23**	**$ 109,410.85**
Expenses					
Administrative					
Property Management	15,960.00	11,403.08	17,157.12	16,319.37	13,035.00
Collections (PM)		35.00	0.00	0.00	0.00
Tax Return Prep	350.00	250.00	335.00	300.00	335.00
Audit/Review/Reserve Study			2,000.00	2,827.00	
Bank Fees				-5.00	
Tax Payments	30.00	30.00		984.94	2,680.99
Committees	500.00		500.00	0.00	60.72
Legal	5,000.00				
Association Website	150.00	135.54	240.00	19.00	171.92
Meeting Expenses	500.00	550.00	1,000.00	250.00	109.98
Office Supplies	300.00	73.93	500.00	791.99	645.00
Total Administrative	**$ 22,790.00**	**$ 12,477.55**	**$ 21,732.12**	**$ 21,487.30**	**$ 17,038.61**
Insurance					
Liability Insurance	2,900.00	2,834.54	2,200.00	2,378.27	2,166.09
Director/Officer Insurance	1,900.00	1,812.00	2,000.00	1,809.00	1,792.00
Total Insurance	**$ 4,800.00**	**$ 4,646.54**	**$ 4,200.00**	**$ 4,187.27**	**$ 3,958.09**
Landscaping and Grounds					
Irrigation	1,600.00	1,479.84	2,500.00	2,417.48	2,981.35
Landscaping Maintenance	25,110.00	16,478.70	19,686.00	25,367.38	19,452.44
Spray/Fertilize			300.00		
Pond Contract	5,200.00	3,757.00	5,148.00	5,027.00	5,031.68
Fountains Maintenance			3,000.00		
Pond Maintenance	6,000.00	3,753.44	3,000.00	2,289.44	3,590.00
RV Lot Maintenance	200.00				
Routine Common	3,000.00	3,878.96	5,000.00	13,293.92	5,459.75

Total Landscaping and Grounds	**$ 41,110.00**	**$ 29,347.94**	**$ 38,634.00**	**$ 48,395.22**	**$ 36,515.22**
Recreational					
Pool House Maintenance	2,600.00	1,958.00	2,000.00	112.47	533.45
Pool Management	6,500.00	4,375.00	4,000.00	3,700.00	5,553.00
Pool Security System	500.00	412.86	500.00	2,640.48	499.92
Pool Furniture	400.00		150.00		
Pool Maintenance	500.00	575.00	440.00		550.00
Janitorial	2,300.00	320.00	2,727.00		2,780.00
Other			1.00		
Total Recreational	**$ 12,800.00**	**$ 7,640.86**	**$ 9,818.00**	**$ 6,452.95**	**$ 9,916.37**
Utilities					
Electric-Street Lights	11,500.00	9,373.97	11,500.00	10,407.18	10,190.05
Electric-Pool House	1,400.00	1,185.35	2,300.00	978.91	2,176.28
Electric-Irrigation	400.00	237.33	400.00	304.75	331.14
Electric-Ponds	7,500.00	6,828.37	7,500.00	8,626.37	5,311.28
Water (non-pool)	1,500.00	1,365.36	700.00	934.59	1,040.45
Total Utilities	**$ 22,300.00**	**$ 18,990.38**	**$ 22,400.00**	**$ 21,251.80**	**$ 19,049.20**
Reserves					
Reserve Fund	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Total Reserves	**$ 10,000.00**	**$ 10,000.00**	**$ 10,000.00**	**$ 10,000.00**	**$ 10,000.00**
Total Expenses & Reserve Fund	**$ 113,800.00**	**$ 83,103.27**	**$ 106,784.12**	**$ 111,774.54**	**$ 96,477.49**
Net Surplus or Deficit	**$ 0.00**	**$ 14,358.85**	**$ (9,384.12)**	**$ (4,382.31)**	**$ 12,933.36**

***Surplus or Deficit can not be determined for current year as the actual expenses only include payments through 10/31/2021**

November 16, 2021