

COTTESMORE HOA

2022 BUDGET
DATE: 11/12/21

1/1/22 - 12/31/22

ACCT #	EXPENSES	APPROVED BUDGET 2021	FORECAST 2021	PROPOSED BUDGET 2022
GENERAL ADMINISTRATIVE				
7120	Annual Fees	61.00	61.25	61.00
7130	Insurance	3,000.00	3,300.00	4,000.00
7145	Office Supplies / Postage	750.00	750.00	1,000.00
7160	Accounting & Legal	2,400.00	3,000.00	7,500.00
7210	Management Services	12,546.00	9,633.13	9,360.00
7250	Lely Master Fees	4,360.00	4,358.85	4,360.00
7255	Comprehensive Service Agreement	45,429.00	45,428.88	46,544.00
	SUBTOTAL	\$ 68,546.00	\$ 66,532.11	\$ 72,825.00
UTILITIES				
8010	Electricity	1,350.00	1,360.00	1,350.00
8020	Telephone	950.00	1,000.00	1,000.00
	SUBTOTAL	\$ 2,300.00	\$ 1,360.00	\$ 2,350.00
MAINTENANCE & REPAIR				
8310	Landscape Contract	100,000.00	94,000.00	85,500.00
8325	Irrigation System	6,000.00	10,000.00	10,000.00
8330	Plant Care	1,500.00	5,000.00	1,500.00
8340	Pine Straw / Tree Trimming	18,000.00	15,000.00	18,000.00
8350	Plant Replacement / Gate Flowers	4,000.00	3,000.00	7,000.00
8360	Storm Damage	1,200.00	-	1,200.00
8390	Lake Mtce	2,100.00	2,101.00	2,448.00
8440	Pressure Washing	1,700.00	-	1,700.00
8470	Gate Repairs / Mtce	3,900.00	4,500.00	4,000.00
8490	Street Light Repair	1,000.00	700.00	2,000.00
8500	Holiday Lights	500.00	2,070.00	2,150.00
	SUBTOTAL	\$ 139,900.00	\$ 136,371.00	\$ 135,498.00
CONTINGENCIES				
8910	Contingency Expense	3,719.00	197.10	3,400.00
	SUBTOTAL	\$ 3,719.00	\$ 197.10	\$ 3,400.00
OTHER				
9510	Replacement Fund	5,900.00	5,900.00	8,227.00
	SUBTOTAL	\$ 5,900.00	\$ 5,900.00	\$ 8,227.00
	TOTAL EXPENSES	\$ 220,365.00	\$ 204,460.21	\$ 222,300.00
INCOME				
6110	Maintenance Fees	166,896.00		165,896.00
6520	Lely Master Fees	4,360.00	4,358.85	4,360.00
6530	CSA Fees	45,429.00	45,429.00	46,544.00
6930	Capital Contribution	3,680.00	11,400.00	5,700.00
	TOTAL INCOME	\$ 220,365.00	\$ -	\$ 222,300.00
NUMBER OF UNITS				
		57		57
	QTRLY MTCE FEE	\$ 732.00		\$ 726.74
	QRTLY CSA FEE	\$ 199.00		\$ 204.14
	QRTLY LELY MASTER FEE	\$ 19.00		\$ 19.12
	QTRLY MTCE FEE PER UNIT	\$ 950.00		\$ 950.00

A Surplus is anticipated from 2021 roughly equivalent to the anticipated Cost of topping our road. This sealing process extends the life of the road substantially. Basically the road topping will be funded as a result of good fiscal management by the BOD without an increase in dues or special assessments.