

WoodCreek Villas HOA Detailed Budget 2022

	2022 <u>Budget</u>	2021 Actual <u>12/31/21</u>	<u>Comments for 2022 Budget</u>
Income			
1 HOA Dues	56,500	57,270	132 houses less 3.5% = 128
3 Interest on Savings Account	12	12	128 x \$435 + \$55,680 (Round to \$56,500)
4 <u>Misc. Income</u>	<u>238</u>	<u>0</u>	Pool Rental & \$75 Soccer Field Rental
Total Income	<u>56,750</u>	<u>57,282</u>	
Expense			
2 HOA Dues Transferred to Reserve Acct (Savings)	6,400	6,420	128 x \$50
5 <u>Insurance (State Farm)</u>	4,100	4,084	
<u>Landscaping:</u>			
6 Lawn Care & lighting (X-Mas)	14,000	9,910	Paid for entire year 2021 with 20% discount
7 Reserve Misc Expense	2,500	1,955	
8 Maintenance on Vacant Houses	0	0	
9 Sprinkler Repairs	1,000	0	
10 <u>Flowers & Shrubs</u>	<u>3,000</u>	<u>301</u>	Replace shrubs around pool
Total Landscaping	20,500	12,166	
<u>Utilities</u>			
11 PSO	3,300	3,160	
12 JPWA	3,750	3,571	
13 <u>Phone at Pool</u>	<u>700</u>	<u>691</u>	
Total Utilities	7,750	7,423	
<u>Pool Maintenance</u>			
14 Baker Pools - Chemical Maintenance	4,300	4,271	
15 Daily Monitoring (Cruz)	6,750	5,668	5 mos x \$1350
16 Cleaning Supplies (Bought by Cruz)	100	83	
17 Pool Furniture	250	257	
18 Change Lock & New Keys	400	411	
19 <u>Miscellaneous</u>	<u>200</u>	<u>85</u>	Pool License & Signs at Pool
Total Pool Maintenance	12,000	10,775	
<u>HOA Block Parties</u>			
20 July 4th - Donuts	0	0	
21 Easter - Candy	150	163	
22 Ice Cream Social	50	0	
23 HOA Pot Luck	75	0	
24 <u>Movie Night</u>	<u>0</u>	<u>0</u>	
Total Block Parties	275	163	
<u>Miscellaneous</u>			
25 Office Supplies / Stamps	250	256	
26 Dumpsters (Christmas)	800	700	
27 Repair Projects (Soccer Field, Reserve Area)	500	0	
28 Taxes	150	136	
29 <u>Other (Unexpected Expenses)</u>	<u>275</u>	<u>267</u>	
Total Miscellaneous	1,975	1,359	
Sub-Total Expense	<u>53,000</u>	<u>42,389</u>	
Contingency *	<u>3,000</u>		Transfer to Reserve Acct if not needed
Total Expense	<u>56,000</u>	<u>42,389</u>	
Net Income	<u>750</u>	<u>14,893</u>	
		2,500	Excess - Transfer to Reserve from FY 2021
Net after transfers to Reserve Acct (Savings)	<u>\$750</u>	<u>\$12,393</u>	\$10,000 - Transfer to Reserve from FY 2021