

**EAGLE RIDGE PHASE VIII - HOA
PROPOSED OPERATING BUDGET
FOR PERIOD JANUARY 1, 2022 THRU DECEMBER 31, 2022**

	Adopted 2021 Budget	2021 ESTIMATED ACTUALS	Proposed 2022 Budget
<u>REVENUE</u>			
Maintenance Fees	\$ 346,986.01	\$ 326,869.00	\$ 368,696.49
Other Income	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Total Revenue	\$ 351,986.01	\$ 331,869.00	\$ 373,696.49

OPERATING EXPENSES

ADMINISTRATIVE

Management & Bookkeeping	\$ 18,600.00	\$ 18,600.00	\$ 18,600.00
Audit & Tax Return	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Legal Fees	\$ 4,000.00	\$ 2,100.00	\$ 4,000.00
Insurance	\$ 8,000.00	\$ 12,303.70	\$ 12,500.00
Master Association	\$ 3,900.00	\$ 3,448.00	\$ 3,900.00
Postage/Print/Admin	\$ 2,800.00	\$ 2,579.00	\$ 2,800.00
Permits & Licenses	\$ 320.00	\$ 62.00	\$ 320.00
Total Administrative	\$ 40,120.00	\$ 41,592.70	\$ 44,620.00

UTILITIES

Electric	\$ 11,400.00	\$ 11,400.00	\$ 12,000.00
Water & Sewer	\$ 4,700.00	\$ 4,700.00	\$ 5,500.00
Cable & Internet	\$ 159,516.00	\$ 161,256.24	\$ 167,706.48
Total Utilities	\$ 175,616.00	\$ 177,356.24	\$ 185,206.48

GROUNDS

Lawn Maintenance	\$ 68,400.00	\$ 72,900.00	\$ 76,320.00
Concrete cracks/Joints Weed Control	\$ 2,300.00	\$ -	\$ -
Landscape/Irrigation Improvement	\$ 2,500.00	\$ -	\$ 2,500.00
Tree Trimming	\$ 7,800.00	\$ 6,680.00	\$ 7,800.00
Insect & Weed Control, fertilizer	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00
Tree Removal	\$ 750.00	\$ -	\$ -
Landscape & Irrigation Maint. & Repairs	\$ 1,000.00	\$ -	\$ 1,000.00
Sidewalk Cleaning	\$ -	\$ -	\$ 2,750.00
Other Maintenance & Repairs	\$ 3,500.00	\$ 2,745.95	\$ 3,500.00
Total Grounds	\$ 100,250.00	\$ 96,325.95	\$ 107,870.00

CLUBHOUSE

Pool: Maintenance Service	\$ 4,680.00	\$ 4,680.00	\$ 4,680.00
Pool Supplies	\$ 600.00	\$ 600.00	\$ 600.00
Pool Repairs	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Janitorial Supplies	\$ 300.00	\$ 500.00	\$ 300.00
Janitorial Contract	\$ 5,220.00	\$ 5,220.00	\$ 5,220.00
Total Pool & Recreation	\$ 13,300.00	\$ 13,500.00	\$ 13,300.00

Total Operating Expenses	\$ 329,286.00	\$ 328,774.89	\$ 350,996.48
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RESERVES

Clubhouse: Pool Deck/Cabana Bldg.	\$ 4,166.67	\$ 4,166.67	\$ 4,166.67
Fence: Boundary/Entry Walls	\$ 5,566.67	\$ 5,566.67	\$ 5,566.67
Landscape	\$ 600.00	\$ 600.00	\$ 600.00
Paving/Sealcoat/Sidewalks	\$ 8,541.67	\$ 8,541.67	\$ 8,541.67
Pool	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00
Insurance Deduct	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Mailboxes	\$ 675.00	\$ 675.00	\$ 675.00
Total Reserves	\$ 22,700.01	\$ 22,700.01	\$ 22,700.01

Total Operating and Reserves	\$ 351,986.01	\$ 351,474.90	\$ 373,696.49
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Quarterly Maintenance Fees	\$ 566.97	\$ 534.10	\$ 602.45
	\$ 580.00	Rounded	

Eagle Ridge Phase VII - HOA 2020 Reserve Schedule

Reserve		Estimated Balance End of 2019	Estimated Cost to Replace	Estimated Life	Remaining Life
Clubhouse	Bathrooms	\$2,350.00	\$7,000.00	15	-15
	Roof	\$0.00	\$12,000.00	20	10
	Paint	\$0.00	\$2,000.00	7	-3
	Furnishing	\$0.00	\$1,000.00	15	5
	Total	\$2,350.00			
Pool	Finishing	\$17,000.00	\$17,000.00	10	0
	Heater	\$0.00	\$5,000.00	10	7
	Pumps...	\$6,935.00	\$6,935.00	10	0
	Deck	\$1,200.00	\$1,200.00	7	1
	Furnishing	\$315.00	\$5,000.00	5	1
	Total	\$25,450.00			
Walls	CMU Bondary Painting	\$0.00	\$5,000.00	10	-10
	Vynil Fences	\$13,397.65	\$150,000.00	40	30
	CMU Entry Painting	\$0.00	\$1,000.00	7	5
	Total	\$13,397.65			
Paving	Asphalt	\$22,346.98	\$14,300.00	5	1
Insurance Deductable		\$1,000.00			
Mailbox		\$0.00	\$13,500.00	20	17
Landscape		\$6,354.10			
Total		\$70,898.73			

2020 Funding Requirement
\$4,650.00
\$1,200.00
\$2,000.00
\$200.00
\$8,050.00
\$0.00
\$715.00
\$0.00
\$0.00
\$4,685.00
\$5,400.00
\$5,000.00
\$4,554.00
\$200.00
\$9,754.00
\$0.00
\$0.00
\$795.00
\$23,999.00