



**Waterford Lakes Community Assoc.  
2021 Approved Budget**

Revised 9/24/20

	<b>2020</b>	<b>2021</b>	<b>% Change</b>
Quarterly Assessment	\$200	\$205	2.5%
Annual Assessment	\$800	\$820	2.5%
<b>Income</b>			
	<b>2020</b>	<b>2021</b>	
	<b>Ann. Budget</b>	<b>Ann. Budget</b>	<b>% Change</b>
<b>Account</b>			
4100 Assessment Income	\$2,483,200	\$2,545,280	
4110 Interest Income / Operating	\$0	\$0	
4112 Chargeback Income		\$0	
4113 ITL Charges	\$0	\$0	
4116 Work Order			
4117 Miscellaneous Income	\$0	\$0	
4130 Interest from Delinquent Accts	\$0	\$0	
4150 Recreation Income	\$0	\$0	
4155 Shopping Center Irrigation	\$3,600	\$3,600	
4160 Estoppel Income	\$0	\$0	
4175 Estates Monthly Mgmt Fee	\$8,640	\$8,400	
4420 Reserve Interest Income	\$0	\$0	
4425 Allocated Interest Income	\$0	\$0	
<b>Budgeted Income</b>	<b>\$2,495,440</b>	<b>\$2,557,280</b>	<b>2.5%</b>
<b>Unbudgeted income</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Income</b>	<b>\$2,495,440</b>	<b>\$2,557,280</b>	
<b>Total Expense</b>	<b>\$2,522,850</b>	<b>\$2,613,000</b>	<b>3.6%</b>
<b>Net Income</b>	<b>(\$27,410)</b>	<b>(\$55,720)</b>	

Approved *Kevin L. Smith* Dated *11/26/20*

Expense	2020	2021	% Change
	Ann. Budget	Ann. Budget	
5007 Bank Charges	\$0	\$0	
5010 Credit Card Fees	\$0	\$0	
5012 Postage/Postage Mach/Shipping	\$30,000	\$25,000	
5015 Copies / Copy Machine	\$15,000	\$20,000	
5017 Office Supplies	\$5,000	\$4,000	
5018 Office Furniture & Equipment	\$1,000	\$1,000	
5020 Paper Recycling / Shredding	\$550	\$600	
5022 File Archive / Storage	\$1,000	\$1,200	
5025 Dues / Subscriptions	\$2,500	\$1,500	
5027 Education / Community & Staff	\$17,500	\$8,000	
5030 Licenses / Permits / Fees	\$2,000	\$2,000	
5035 Meeting Expenses/Room Rentals	\$2,000	\$2,000	
5040 Legal - Collections	\$10,000	\$10,000	
5042 Legal - General Matters	\$15,000	\$30,000	
5044 Legal - Projects	\$0	\$1,200	
5045 Insurance - Umbrella 02/19	\$10,000	\$10,500	
5047 Insurance - Workers Comp 02/19	\$1,000	\$1,000	
5048 Insurance Fidelity/Crime 08/19	\$1,800	\$3,000	
5050 Insurance - D&O 02/19	\$9,600	\$8,500	
5051 Insurance - Cyber Liab 02/19	\$1,200	\$1,000	
5052 Insurance - Liab/Prop 02/19	\$50,000	\$64,000	
5053 Insurance - Vehicle 10/06/2019	\$5,400	\$7,000	
5054 Insurance - Pollution 02/19	\$5,500	\$5,000	
5057 Accounting Yearly Audit	\$7,500	\$7,500	
5067 Computer Eq/Services/Back Ups	\$42,000	\$35,000	
5070 Web Site Hosting Fee	\$4,000	\$4,000	
5072 Bad Debt Expense	\$12,000	\$12,000	
5075 Community Outreach / Events	\$20,000	\$16,000	
5080 Depreciation Expense	\$0	\$0	
5081 Reserve Study / Insurance Appraisal	\$0	\$0	
<b>5000 Gen &amp; Admin Accounts Total</b>	<b>\$271,550</b>	<b>\$281,000</b>	<b>3.5%</b>
5100 Electricity - Street Lighting	\$86,500	\$77,000	
5101 Electricity - Rec Center	\$6,000	\$6,000	
5105 Electricity- Irrigation	\$16,000	\$15,000	
5110 Electricity - Fountain	\$5,000	\$5,000	
5115 Electricity - Pool	\$10,000	\$8,000	
5120 Electricity - Aeration	\$12,000	\$12,000	
5125 Water & Sewer	\$4,500	\$5,000	
5130 Trash / Waste Removal	\$13,500	\$15,000	
5135 Telephone / Internet Service	\$13,000	\$12,000	
<b>5100 Utilities Accounts Total</b>	<b>\$166,500</b>	<b>\$155,000</b>	<b>-6.9%</b>
5210 Maintenance Personnel	\$193,000	\$194,000	

Approved Alvin Lott Dated 10/26/20

Expense	2020	2021	% Change
	Ann. Budget	Ann. Budget	
5212 HR Services	\$18,000	\$18,500	
5230 Administrative Personnel	\$378,000	\$394,000	
5235 Personnel Vehicle Mileage	\$3,000	\$2,500	
<b>5200 Personnel Accounts Total</b>	<b>\$592,000</b>	<b>\$609,000</b>	2.9%
5300 Security/Monitoring	\$2,000	\$1,500	
5305 Rec Building Maintenance	\$5,000	\$3,200	
5310 Janitorial Supplies	\$5,000	\$4,000	
5315 Pest Control/Wildlife Control	\$1,000	\$4,000	
5320 Termite Bond	\$300	\$300	
<b>5300 Building Maint Accounts Total</b>	<b>\$13,300</b>	<b>\$13,000</b>	-2.3%
5400 Tree Maintenance	\$80,000	\$90,000	
5405 Grounds Maint/Repairs General	\$12,000	\$10,000	
5410 Grounds Maintenance - Cleaning	\$7,000	\$7,000	
5415 Mulch	\$62,000	\$67,000	
5420 Professional Consulting Ground	\$15,000	\$0	
5425 Annuals	\$18,000	\$15,000	
5430 Irrigation Repair/Maintenance	\$25,000	\$23,000	
5440 Fountain Repairs & Maintenance	\$2,000	\$1,000	
5445 Lights / Sign Repairs	\$2,000	\$3,000	
5450 Vehicle Maintenance	\$9,000	\$7,500	
5455 Maintenance Equipment	\$2,000	\$1,500	
<b>5400 Grounds Maint Accounts Total</b>	<b>\$234,000</b>	<b>\$225,000</b>	-3.8%
5500 Rec Facility Repairs	\$6,000	\$15,000	
5510 Pool Repairs Equipment/Finish	\$2,500	\$7,500	
5520 Pool Chemicals/Supplies/Parts	\$12,000	\$15,000	
5525 Dog Park Maintenance	\$1,000	\$1,000	
5530 Field Maintenance	\$1,000	\$500	
5535 Court Maintenance	\$1,000	\$500	
5540 Fence / Gate Repairs	\$1,000	\$500	
<b>5500 Recreation Accounts Total</b>	<b>\$24,500</b>	<b>\$40,000</b>	63.3%
5600 Landscape Improvements	\$130,000	\$120,000	
5610 Recreational Improvements	\$15,000	\$10,000	
5615 Site Improvements - Other	\$5,000	\$0	
5617 Building Construction	\$0	\$0	
<b>5600 Site Improve Accounts Total</b>	<b>\$150,000</b>	<b>\$130,000</b>	-13.3%
5700 Landscape Maintenance Common	\$601,335	\$620,000	
5715 Lawn Chemicals Common Areas	\$78,276	\$80,000	
5725 Pond / Lake Maintenance	\$42,776	\$49,100	

Approved Aileen Little Dated 10/26/20

Expense	2020	2021	% Change
	Ann. Budget	Ann. Budget	
5735 Pool Electronics Contract	\$4,100	\$4,100	
5741 Building Janitorial Services	\$18,013	\$21,000	
5745 Preventative AC Maintenance	\$3,000	\$3,000	
5750 Security Rec Center Guard	\$78,500	\$87,800	
XXXX Powerwash	\$0	\$40,000	
<b>5700 Contracts Account Total</b>	<b>\$826,000</b>	<b>\$905,000</b>	9.5%
9100 General Reserve Funding	\$195,000	\$205,000	
9110 Waterline Connect Res Funding	\$50,000	\$50,000	
9510 Reserve Expense			
9700 Contra Reserve Expense			
<b>9000 Reserve Accounts Total</b>	<b>\$245,000</b>	<b>\$255,000</b>	4.1%
<b>Total Expenses</b>	<b>\$2,522,850</b>	<b>\$2,613,000</b>	3.6%

Approved *Allen Lott* Dated 10/26/20



# The Estates 2021 Budget

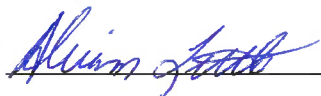
Waterford Lakes Community Association

## THE ESTATES 2021 APPROVED BUDGET

Revised 10/22/20

		2020	2021
Annual Assessment		\$175	\$175
<b>TOTAL INCOME:</b>		<b>\$21,000</b>	<b>\$21,000</b>
<b>EXPENSES</b>			
05007	Bank Charges	\$120	\$0
05010	Credit card fees		\$0
05012	Postage/Postage Mach/Shipping	\$500	\$500
05015	Copies/Copy Machine	\$80	\$100
05017	Office Supplies	\$100	\$100
05040	Legal - Collections	\$500	\$500
05045	Insurance - Umbrella	\$425	\$325
05051	Insurance - Cyber	\$25	\$0
05052	Insurance - Liability/Property	\$2,000	\$1,500
05062	Management Contract	\$8,400	\$8,400
05072	Bad Debt	\$175	\$175
	<b>Total General &amp; Administrative</b>	<b>\$12,325</b>	<b>\$11,600</b>
Utilities			
05100	Electricity - Street Lighting	\$400	\$400
	<b>Total Utilities</b>	<b>\$400</b>	<b>\$400</b>
Grounds Maintenance			
05400	Tree Maintenance	\$2,000	\$2,000
05405	Grounds Maint/Repairs General	\$500	\$600
05410	Grounds Maintenance Cleaning	\$400	\$400
05415	Mulch/Annuals	\$800	\$300
05445	Lights/Sign Repairs	\$200	\$200
05600	General Improvements		\$700
	<b>Total Grounds Maintenance</b>	<b>\$3,900</b>	<b>\$4,200</b>
Contracts			
05700	Landscape Maint Common Areas	\$3,400	\$3,600
05715	Lawn Chemicals Common Areas	\$600	\$700
05730	Irrigation Maintenance	\$150	\$200
	<b>Total Contracts</b>	<b>\$4,150</b>	<b>\$4,500</b>
Reserve Contributions			
09100	General Reserve Funding	\$500	\$300
	<b>Total Reserve Contributions</b>	<b>\$500</b>	<b>\$300</b>
<b>Total Expenses</b>		<b>\$21,275</b>	<b>\$21,000</b>

Approved



Date

26 October 20