



Waterford Lakes Community Assoc.

2022 Approved Budget

Approved 10/25/21

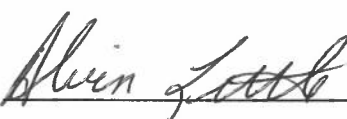
	2021	2022
Quarterly Assessment	\$205.00	\$235.75
Annual Assessment	\$820.00	\$943.00
Income		
Income	2021 Budget	2022 Budget
4100 Assessment Income	\$2,545,280	\$2,927,072
4110 Oper. Interest Income	\$0	\$0
4113 ITL Charges	\$0	\$0
4117 Miscellaneous Income	\$0	\$0
4130 Interest Delinquent Accts.	\$0	\$0
4150 Recreation Income	\$0	\$0
4155 Shopping Center Irrigation	\$3,600	\$4,100
4160 Estoppel Income	\$0	\$0
4175 Estates Monthly Mgmt Fee	\$8,400	\$8,520
4420 Reserve Interest Income	\$0	\$0
4425 Allocated Reserve Interest	\$0	\$0
Income Total	\$2,557,280	\$2,939,692
Expense Total	\$2,613,000	\$2,956,099
Net Income	(\$55,720)	(\$16,407)
Expense	2021 Budget	2022 Budget
General & Administrative		
5007 Bank Charges	\$0	\$0
5012 Postage / Machine	\$25,000	\$26,000
5015 Copies / Copier	\$20,000	\$20,000
5017 Office Supplies	\$4,000	\$5,000
5018 Office Furniture & Equip	\$1,000	\$3,000
5020 Recycling / Shredding	\$600	\$1,000
5022 File Archive / Storage	\$1,200	\$1,300
5025 Dues / Subscriptions	\$1,500	\$2,000
5027 Education/Comm. & Staff	\$8,000	\$10,000
5030 Licenses / Permits / Fees	\$2,000	\$2,100
5035 Meeting Room Exp.	\$2,000	\$3,000
5040 Legal - Collections	\$10,000	\$8,000
5042 Legal - General Matters	\$30,000	\$30,000
5044 Legal - Projects	\$1,200	\$0
5045 Insurance - Umb 02/22	\$10,500	\$60,000

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Expense	2021 Budget	2022 Budget
5047 Insurance - WC 02/22	\$1,000	\$750
5048 Insurance Fid/Crime 2/22	\$3,000	\$3,700
5050 Insurance - D&O 02/22	\$8,500	\$8,600
5051 Insurance - Cyber 2/22	\$1,000	\$1,000
5052 Insurance - Liab/Prop 2/22	\$64,000	\$130,000
5053 Insurance - Vehicle 10/21	\$7,000	\$7,600
5054 Insurance-Pollution 02/22	\$5,000	\$5,500
5057 Accounting Yearly Audit	\$7,500	\$7,650
5067 Computer Services	\$35,000	\$25,000
5070 Web Site Hosting Fee	\$4,000	\$4,500
5072 Bad Debt Expense	\$12,000	\$12,000
5075 Community Events	\$16,000	\$23,000
General & Administrative Total	\$281,000	\$400,700
Utilities		
5100 Electricity - Street Lighting	\$77,000	\$82,500
5101 Electricity - Rec Center	\$6,000	\$5,400
5105 Electricity - Irrigation	\$15,000	\$19,000
5110 Electricity - Fountain	\$5,000	\$3,800
5115 Electricity - Pool	\$8,000	\$6,100
5120 Electricity - Aeration	\$12,000	\$12,150
5125 Water & Sewer	\$5,000	\$6,400
5130 Trash / Waste Removal	\$15,000	\$15,800
5135 Phone / Internet Service	\$12,000	\$15,000
Utilities Total	\$155,000	\$166,150
Personnel		
5210 Maintenance Personnel	\$194,000	\$241,513
5212 HR Services	\$18,500	\$22,100
5230 Administrative Personnel	\$394,000	\$589,151
5235 Personnel Vehicle Mileage	\$2,500	\$2,000
Personnel Expenses Total	\$609,000	\$854,764
Building Maintenance		
5300 Security/Monitoring Exp.	\$1,500	\$1,450
5305 Rec Building Maintenance	\$3,200	\$12,000
5310 Janitorial Supplies	\$4,000	\$2,800
5315 Pest/Wildlife Control	\$4,000	\$1,350
5320 Termite Bond	\$300	\$300
Building Maintenance Total	\$13,000	\$17,900
Grounds Maintenance		
5400 Tree Maintenance	\$90,000	\$40,000
5405 Grounds Gen Mtce/Repair	\$10,000	\$10,000
5410 Grounds Mtce - Cleaning	\$7,000	\$7,000
5415 Mulch	\$67,000	\$70,000
5420 Grounds Prof. Consulting	\$0	\$0
5425 Annuals	\$15,000	\$19,000
5430 Irrigation Mtce & Repair	\$23,000	\$30,000

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Expense	2021 Budget	2022 Budget
5440 Fountain Mtce & Repair	\$1,000	\$1,000
5445 Lights / Sign Repairs	\$3,000	\$3,000
5450 Vehicle Maintenance	\$7,500	\$10,000
5455 Maintenance Equipment	\$1,500	\$2,000
Grounds Maintenance Total	\$225,000	\$192,000
Recreation		
5500 Rec Facility Repairs	\$15,000	\$10,000
5510 Pool Repairs/Equip.	\$7,500	\$5,500
5520 Pool Chem/Supplies/Parts	\$15,000	\$16,000
5525 Dog Park Maintenance	\$1,000	\$1,000
5530 Field Maintenance	\$500	\$500
5535 Court Maintenance	\$500	\$2,500
5540 Fence / Gate Repairs	\$500	\$500
Recreation Total	\$40,000	\$36,000
Site Improvements		
5600 Landscape Improvements	\$120,000	\$100,000
5610 Rec. Improvements	\$10,000	\$10,000
Site Improvements Total	\$130,000	\$110,000
Contracts		
5700 Landscape Maintenance	\$620,000	\$630,000
5715 Lawn Chemicals	\$80,000	\$82,000
5725 Pond / Lake Maintenance	\$49,100	\$45,385
5735 Pool Electronics Contract	\$4,100	\$4,500
5741 Building Janitorial Services	\$21,000	\$21,000
5745 Preventative AC Mtce.	\$3,000	\$0
5750 Security Rec Center Guard	\$87,800	\$99,500
5760 Pressure washing	\$40,000	\$35,000
Contracts Total	\$905,000	\$917,385
Reserves		
9100 General Reserve Funding	\$205,000	\$211,200
9110 Waterline Reserve Funding	\$50,000	\$50,000
Reserve Contributions Total	\$255,000	\$261,200
Expense Total	\$2,613,000	\$2,956,099

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