

AUTUMN WOODS 2022 - APPROVED

Description	Budget 2019	Budget 2020	2020 Actual	Budget 2021	Budget 2022
ANNUAL DUES TOTAL	\$206,422.76	\$181,358.00	\$178,178.24	\$149,768.00	\$149,768.00
Interst Income	\$1,033.00	\$0.00	\$642.00	\$600.00	\$600.00
Other Income					
45 day pre lein					
Fines					
Estopples			\$1,250.00	\$1,250.00	\$1,250.00
TOTAL INCOME	\$207,455.76	\$181,358.00	\$180,070.24	\$151,618.00	\$151,618.00
Budgeted expenses Description					
MAINT FEE - TREES	\$15,000.00	\$5,000.00	\$0.00	\$5,000.00	\$2,440.00
MAINT FEE - FENCE	\$4,800.00	\$0.00	\$5,677.54	\$0.00	\$500.00
MAINT FEE - BASKETBALL	\$5,500.00	\$0.00	\$100.00	\$250.00	\$0.00
MAINT FEE - TENNIS COURT	\$6,000.00	\$0.00	\$6,513.00	\$0.00	\$1,000.00
MAINT FEE - DOG PARK	\$0.00	\$0.00	\$4,380.00	\$0.00	\$2,750.00
MAINT FEE - PARK PAVING	\$7,000.00		\$0.00	\$1,000.00	\$3,000.00
MAINT FEE- WIND SCREEN	\$2,500.00	\$2,000.00	\$300.00	\$500.00	\$500.00
	\$40,800.00	\$7,000.00	\$16,970.54	\$6,750.00	\$10,190.00
ADMINISTRATIVE					
INSURANCE - GENERAL	\$7,700.00	\$4,302.00	\$4,300.00	\$4,300.00	\$4,300.00
INSURANCE - WORKERS COMP	-	\$650.00	\$650.00	\$650.00	\$650.00
INSURANCE - D&O	-	\$1,933.00	\$1,933.00	\$1,933.00	\$1,933.00
LEGAL & PROFESSIONAL FEES					
ACCOUNTING / BOOKKEEPING	-	-	\$525.00	\$1,800.00	\$2,000.00
ACCOUNTING AUDIT	-	-		\$3,000.00	\$0.00
LEGAL GENERAL	\$5,000.00	\$5,000.00	\$3,009.92	\$5,000.00	\$5,000.00
LEGAL- LITIGATION	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
LEGAL EXPENSE LIEN FORECLOSURE	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
TAXES - CORP ANNUAL	\$61.25	\$61.25	\$61.25	\$75.00	\$75.00
MANAGEMENT FEE	\$17,360.00	\$14,179.00	\$0.00	\$0.00	\$0.00
BANK FEES				\$550.00	\$550.00
ADMIN EXPENSES - GENERAL	\$2,000.00	\$2,500.00	\$413.75	\$1,000.00	\$1,000.00
ADMIN EXPENSES- MEETINGS	\$75.00	\$900.00	\$140.00	\$150.00	\$150.00
ADMIN EXPENSES - MISC	\$550.00	\$700.00	\$375.00	\$1,000.00	\$1,000.00
ADMIN - WEBSITE	\$800.00	\$800.00	\$748.63	\$500.00	\$240.00
ADMIN EXPENSES - 45 DAY PRE LIEN	\$175.00	\$0.00	\$0.00	\$0.00	\$2,000.00
UNCOLLECTIBLE ASSESSMENTS	\$5,000.00	\$3,000.00	\$0.00	\$0.00	\$1,000.00
TOTAL ADMIN EXPENSES	\$48,721.25	\$44,025.25	\$12,156.55	\$29,958.00	\$29,898.00
SERVICES AND UTILITIES					
SECURITY	\$25,740.00	\$25,740.00	\$11,665.14	\$10,000.00	\$5,000.00
REPAIR & MAINTENANCE - GENERAL	\$4,000.00	\$10,200.00	\$5,087.69	\$2,000.00	\$3,000.00
R & M - SUPPLIES	\$1,000.00	\$500.00	\$754.75	\$500.00	\$500.00
R & M SIDEWALKS	\$1,000.00	-	\$3,000.00	\$0.00	\$0.00
R & M - ELECTRIC	\$5,000.00	\$2,500.00	\$3,452.13	\$2,000.00	\$4,000.00
HOLIDAY DECORATIONS				\$3,500.00	\$4,250.00
FUTURE PROJECTS					
RESIDENT GREETING				\$1,000.00	\$1,000.00
SOCIAL EVENTS				\$1,000.00	\$1,000.00
BACK ENTRANCE REFURBISH				\$2,500.00	\$3,500.00
FRONT ENTRANCE LIGHTING				\$5,000.00	
BIKE RACK					\$1,000.00
PARK REPAIRS				\$2,000.00	\$1,000.00
Cut Back Overhanging Trees touching Lake					\$1,100.00
Ongoing Park Upgrades				\$2,200.00	
GROUNDS - LAWN SERVICE	\$24,000.00	\$24,000.00	\$16,800.00	\$14,000.00	\$14,000.00
GROUNDS - ADDITIONAL CLEAN UP					\$1,000.00
GROUNDS - WEED / FERTILIZER / INSECTS	\$0.00	\$0.00	\$800.00	\$5,000.00	\$5,250.00
GROUNDS - FLOWER / MULCH / SOD	\$0.00	\$0.00	\$2,036.00	\$3,000.00	\$3,000.00
GROUNDS - LAKE TREATMENT*			\$4,800.00	\$4,800.00	\$960.00
GROUNDS - IRRIGATION REPAIRS	\$2,000.00	\$2,000.00	\$2,852.00	\$2,000.00	\$3,000.00
UTILITIES - ELECTRIC - STREET LIGHTS	\$13,000.00	\$12,500.00	\$11,000.00	\$12,000.00	\$12,000.00
UTILITIES - WATER	\$4,444.00	\$3,000.00	\$4,188.00	\$5,600.00	\$6,600.00
UTILITIES - REFUSE REMOVAL	\$26,990.00	\$26,900.00	\$27,450.00	\$31,500.00	\$35,060.00
UTILITIES - CABLE / WI-FI			\$382.04	\$1,000.00	\$1,000.00
RESERVES PER STUDY (annual charge)				\$2,460.00	\$2,460.00
TOTAL SERVICES & UTILITIES	\$132,174.00	\$122,340.00	\$94,267.75	\$113,060.00	\$109,680.00
TOTAL EXPENSES	\$221,695.25	\$173,365.25	\$123,394.84	\$149,768.00	\$149,768.00

*Includes 8 Lake Lots which are common area

*Does Not Include 42 Lake Lots which are non-common area

Annual Assessment - \$918.82 per lot owner

RESERVES		\$36,392.67	\$1,850.00
		\$15,870.33	
RESERVES BALANCE		\$52,263.00	\$54,113.00

Approved by: 