

MILESTONE HOMEOWNERS ASSOCIATION

2022 Operational Budget



Account	Description	2020	2021	YTD	2021	2022
		Approved Budget	Approved Budget	As Of 7/31/2021	Year-End Projections	Approved Budget
INCOME:						
04025	Assessment Income	\$ 413,424.00	\$ 413,424.00	\$ 241,164.00	\$ 400,000.00	\$ 421,080.00
04031	Discount on Early Payment	\$ (3,000.00)	\$ (3,000.00)	\$ (70.88)	\$ (3,000.00)	\$ (3,000.00)
04035	Insurance Claim Income	\$ -	\$ -	\$ 1,138.23	\$ 1,138.23	\$ -
04040	Late Fee Income	\$ 3,000.00	\$ 3,000.00	\$ 2,760.00	\$ 3,000.00	\$ 3,000.00
04045	NSF Income		\$ -	\$ 85.00	\$ 255.00	\$ -
04090	Legal Fees Reimbursement	\$ 4,000.00	\$ 4,000.00	\$ 803.83	\$ 1,200.00	\$ 4,000.00
04070	Miscellaneous	\$ 250.00	\$ 250.00	\$ -	\$ 250.00	\$ 250.00
04080	Owner Reimbursable Income	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00
04056	Homeowner Fines	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
04054	Pool Guest Passes	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ 300.00
04050	Operating Interest Income	\$ 600.00	\$ 600.00	\$ 112.61	\$ 250.00	\$ 600.00
04051	Interest Income - Reserves	\$ 3,335.00	\$ 3,335.00	\$ 649.84	\$ 1,300.00	\$ 3,335.00
04052	Less: Reserve Interest Income		\$ -	\$ -	\$ -	\$ -
	Subtotal Income	\$ 423,609.00	\$ 423,609.00	\$ 246,642.63	\$ 404,593.23	\$ 431,265.00
EXPENSES:						
General & Administrative						
06010	Audit & Accounting Fees	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 2,700.00
06070	Legal - Collection	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 1,500.00	\$ 4,000.00
06071	Legal - General	\$ 3,000.00	\$ 3,000.00	\$ 1,639.50	\$ 3,000.00	\$ 3,000.00
06020	Bank Charges	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
06021	Bad Debt Expense	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 2,000.00	\$ 4,000.00
06045	Reserve Study Update	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -
06100	Postage	\$ 4,500.00	\$ 4,500.00	\$ 587.12	\$ 3,000.00	\$ 4,500.00
06060	Insurance	\$ 15,000.00	\$ 15,000.00	\$ 9,098.14	\$ 15,000.00	\$ 15,000.00
06102	Coupon Printing	\$ 3,190.00	\$ 3,190.00	\$ 3,828.00	\$ 3,828.00	\$ 3,190.00
06110	Printing	\$ 2,750.00	\$ 2,750.00	\$ 1,422.35	\$ 2,750.00	\$ 2,750.00
06140	Meeting Expense (Minute Taker)	\$ 2,100.00	\$ 2,100.00	\$ 875.00	\$ 2,100.00	\$ 2,100.00
06130	Meeting Room Rental	\$ 550.00	\$ 550.00	\$ -	\$ -	\$ 550.00
06055	County Commission	\$ 3,200.00	\$ 3,200.00	\$ 1,575.00	\$ 1,575.00	\$ 3,200.00
06150	Misc. Administrative	\$ 6,770.00	\$ 7,564.75	\$ 4,259.65	\$ 7,500.00	\$ 7,564.75
06090	Communications (Electronic)	\$ 509.89	\$ 500.00	\$ 54.95	\$ 500.00	\$ 500.00
06080	Social Committee	\$ 3,000.00	\$ 3,000.00	\$ 74.00	\$ 250.00	\$ 3,000.00
	General & Administrative	\$ 59,769.89	\$ 56,554.75	\$ 23,413.71	\$ 46,203.00	\$ 56,554.75
Utilities						
06510	Electricity	\$ 2,200.00	\$ 2,200.00	\$ 921.70	\$ 2,200.00	\$ 2,200.00
	Utilities	\$ 2,200.00	\$ 2,200.00	\$ 921.70	\$ 2,200.00	\$ 2,200.00

Account	Description	2020	2021	2021	2021	2022
		Approved Budget	Approved Budget	As Of 7/31/2020	Year-End Projections	Draft Budget
Pool						
06401	Pool Management Contract	\$ 75,000.00	\$ 75,000.00	\$ 32,316.00	\$ 75,000.00	\$ 78,800.00
06410	Furniture	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -
06405	Electricity	\$ 5,000.00	\$ 5,000.00	\$ 2,654.04	\$ 4,000.00	\$ 5,000.00
06425	Pool Repairs	\$ 4,400.00	\$ 4,400.00	\$ -	\$ 2,000.00	\$ 4,400.00
06430	Supplies	\$ 1,000.00	\$ 1,000.00	\$ 39.21	\$ 500.00	\$ 1,000.00
06435	Telephone	\$ 550.00	\$ 550.00	\$ 806.52	\$ 1,200.00	\$ 1,200.00
06440	Water	\$ 8,000.00	\$ 8,000.00	\$ 6,440.89	\$ 8,000.00	\$ 8,000.00
06416	Pool Pass Printing	\$ 1,500.00	\$ 1,500.00	\$ 1,551.00	\$ 1,551.00	\$ 1,500.00
					\$ -	
	Swimming Pool	\$ 96,450.00	\$ 96,450.00	\$ 43,807.66	\$ 92,251.00	\$ 99,900.00
Maintenance						
06345	Tree Maintenance / Replacement	\$ 8,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 9,000.00
06346	Leaf Removal	\$ 8,500.00	\$ 9,000.00	\$ -	\$ 8,000.00	\$ 8,000.00
06325	Gen. Maint. & Repair	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
06330	Electrical Repairs	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
06319	Landscape Other	\$ 1,500.00	\$ 1,500.00	\$ 3,965.00	\$ 5,000.00	\$ 3,714.38
06347	Fence Maintenance	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
06344	Tot Lot Maintenance	\$ 4,000.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
06311	Sign Maintenance	\$ 500.00	\$ 500.00	\$ -	\$ 200.00	\$ 500.00
	Maintenance	\$ 26,500.00	\$ 28,500.00	\$ 3,965.00	\$ 29,700.00	\$ 25,214.38
Contract Services						
06610	Lawn Maint. & Landscaping	\$ 96,005.00	\$ 96,005.00	\$ 54,766.00	\$ 96,006.00	\$ 100,459.80
06620	Janitorial Services	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
06630	Trash Removal	\$ 36,300.00	\$ 36,400.00	\$ 24,116.40	\$ 36,400.00	\$ 38,300.00
06640	Snow Removal	\$ 10,000.00	\$ 10,000.00	\$ 18,629.00	\$ 10,000.00	\$ 10,000.00
06655	Property Management Fees	\$ 55,757.11	\$ 56,872.25	\$ 33,175.45	\$ 56,872.25	\$ 58,009.07
				\$ -	\$ -	\$ -
	Contract Services	\$ 199,562.11	\$ 200,777.25	\$ 130,686.85	\$ 199,278.25	\$ 208,268.87
07215	Property Taxes	\$ 1,400.00	\$ 1,400.00	\$ 752.18	\$ 1,400.00	\$ 1,400.00
07210	Income Taxes	\$ 1,000.00	\$ 1,000.00	\$ 424.02	\$ 1,000.00	\$ 1,000.00
08600	Operating Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
	Taxes	\$ 2,400.00	\$ 2,400.00	\$ 1,176.20	\$ 2,400.00	\$ 2,400.00
Reserves						
07150	Reserve Contributions	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00
07156	Transfer Interest to Reserves	\$ 3,335.00	\$ 3,335.00	\$ 649.84	\$ 3,335.00	\$ 3,335.00
	Reserve Contributions	\$ 36,727.00	\$ 36,727.00	\$ 34,041.84	\$ 36,727.00	\$ 36,727.00
	TOTAL EXPENSES	\$ 423,609.00	\$ 423,609.00	\$ 238,012.96	\$ 408,759.25	\$ 431,265.00