

MILESTONE HOMEOWNERS ASSOCIATION

2023 Operational Budget - DRAFT

<u>Account</u>	<u>Description</u>	2021	2022	YTD	2022	2023
		Approved Budget	Approved Budget	As Of 7/31/2022	Year-End Projections	Draft Budget
INCOME:						
04025	Assessment Income	\$ 413,424.00	\$ 421,080.00	\$ 245,630.00	\$ 400,000.00	\$ 451,704.00
04031	Discount on Early Payment	\$ (3,000.00)	\$ (3,000.00)	\$ (94.60)	\$ (3,000.00)	\$ (3,000.00)
04035	Insurance Claim Income	\$ -	\$ -	\$ 1,650.00	\$ 1,650.00	\$ -
04040	Late Fee Income	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 500.00	\$ 3,000.00
04045	NSF Income		\$ -	\$ 180.00	\$ 180.00	\$ -
04090	Legal Fees Reimbursement	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 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	\$ 64.06	\$ 150.00	\$ 600.00
04051	Interest Income - Reserves	\$ 3,335.00	\$ 3,335.00	\$ 576.45	\$ 1,000.00	\$ 5,888.00
	Subtotal Income	\$ 423,609.00	\$ 431,265.00	\$ 248,005.91	\$ 402,130.00	\$ 464,442.00
EXPENSES:						
General & Administrative						
06010	Audit & Accounting Fees	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 3,000.00
06070	Legal - General	\$ 4,000.00	\$ 4,000.00	\$ 4,475.00	\$ 6,000.00	\$ 4,000.00
06071	Legal - Collections	\$ 3,000.00	\$ 3,000.00	\$ 1,809.50	\$ 3,000.00	\$ 3,000.00
06020	Bank Charges	\$ 500.00	\$ 500.00	\$ 15.00	\$ 15.00	\$ 250.00
06021	Bad Debt Expense	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 2,000.00
06100	Postage	\$ 4,500.00	\$ 4,500.00	\$ 691.09	\$ 4,500.00	\$ 4,500.00
06060	Insurance	\$ 15,000.00	\$ 15,000.00	\$ 9,089.58	\$ 15,000.00	\$ 15,000.00
06065	Insurance Claim Repair	\$ -	\$ -	\$ 1,207.93	\$ 1,207.93	\$ -
06102	Coupon Printing	\$ 3,190.00	\$ 3,190.00	\$ 3,858.00	\$ 3,858.00	\$ 3,828.00
06110	Printing	\$ 2,750.00	\$ 2,750.00	\$ 1,436.15	\$ 2,750.00	\$ 2,750.00
06140	Meeting Expense (Minute Taker)	\$ 2,100.00	\$ 2,100.00	\$ 1,050.00	\$ 2,100.00	\$ 3,000.00
06130	Meeting Room Rental	\$ 550.00	\$ 550.00	\$ 17.00	\$ 250.00	\$ 550.00
06055	County Commission	\$ 3,200.00	\$ 3,200.00	\$ 1,575.00	\$ 1,575.00	\$ 3,200.00
06150	Misc. Administrative	\$ 7,564.75	\$ 7,564.75	\$ 3,784.61	\$ 7,564.75	\$ 4,000.00
06090	Communications (Electronic)	\$ 500.00	\$ 500.00	\$ 385.18	\$ 500.00	\$ 500.00
06080	Social Committee	\$ 3,000.00	\$ 3,000.00	\$ 1,137.89	\$ 3,000.00	\$ 3,000.00
	General & Administrative	\$ 56,554.75	\$ 56,554.75	\$ 30,531.93	\$ 58,020.68	\$ 52,578.00
Utilities						
06510	Electricity	\$ 2,200.00	\$ 2,200.00	\$ 298.63	\$ 2,200.00	\$ 1,000.00
	Utilities	\$ 2,200.00	\$ 2,200.00	\$ 298.63	\$ 2,200.00	\$ 1,000.00

<u>Account</u>	<u>Description</u>	2021	2022	2022	2022	2023
		Approved Budget	Approved Budget	As Of 7/31/2020	Year-End Projections	Draft Budget
Pool						
06401	Pool Management Contract	\$ 75,000.00	\$ 78,800.00	\$ -	\$80,815.00	\$ 89,000.00
06410	Furniture	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -
06405	Electricity	\$ 5,000.00	\$ 5,000.00	\$ 2,534.99	\$ 5,000.00	\$ 5,000.00
06425	Pool Repairs	\$ 4,400.00	\$ 4,400.00	\$ 898.88	\$ 4,400.00	\$ 3,000.00
06430	Supplies	\$ 1,000.00	\$ 1,000.00	\$ 98.11	\$ 1,000.00	\$ -
06435	Telephone	\$ 550.00	\$ 1,200.00	\$ 1,054.44	\$ 1,200.00	\$ 1,200.00
06440	Water	\$ 8,000.00	\$ 8,000.00	\$ 3,296.25	\$ 8,000.00	\$ 6,000.00
06416	Pool Pass Printing	\$ 1,500.00	\$ 1,500.00	\$ 1,575.90	\$ 1,700.00	\$ 1,000.00
					\$ -	
	Swimming Pool	\$ 96,450.00	\$ 99,900.00	\$ 9,458.57	\$ 102,115.00	\$ 105,200.00
Maintenance						
06345	Tree Maintenance / Replacement	\$ 9,000.00	\$ 9,000.00	\$ 16,012.50	\$ 16,012.50	\$ 9,000.00
06346	Leaf Removal	\$ 9,000.00	\$ 8,000.00	\$ 8,000.00	\$ 16,000.00	\$ 8,000.00
06325	Gen. Maint. & Repair	\$ 2,000.00	\$ 2,000.00	\$ 667.96	\$ 2,000.00	\$ 1,000.00
06330	Electrical Repairs	\$ 1,000.00	\$ 1,000.00	\$ 391.13	\$ 1,000.00	\$ 500.00
06319	Landscape Other	\$ 1,500.00	\$ 3,714.38	\$ 5,370.80	\$ 6,000.00	\$ 4,000.75
06347	Fence Maintenance	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 500.00
06344	Tot Lot Maintenance	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -
06311	Sign Maintenance	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
	Maintenance	\$ 28,500.00	\$ 25,214.38	\$ 30,442.39	\$ 42,512.50	\$ 23,500.75
Contract Services						
06610	Lawn Maint. & Landscaping	\$ 96,005.00	\$ 100,459.80	\$ 60,952.50	\$ 100,459.80	\$ 105,000.00
06620	Janitorial Services	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -
06630	Trash Removal	\$ 36,400.00	\$ 38,300.00	\$ 33,303.60	\$ 60,000.00	\$ 60,000.00
06640	Snow Removal	\$ 10,000.00	\$ 10,000.00	\$ 8,192.00	\$ 10,000.00	\$ 10,000.00
06655	Property Management Fees	\$ 56,872.25	\$ 58,009.07	\$ 33,838.63	\$ 58,009.07	\$59,169.25
				\$ -	\$ -	\$ -
	Contract Services	\$ 200,777.25	\$ 208,268.87	\$ 136,286.73	\$ 228,468.87	\$ 234,169.25
Taxes						
07215	Property Taxes	\$ 1,400.00	\$ 1,400.00	\$ 770.47	\$ 770.47	\$ 1,400.00
07210	Income Taxes	\$ 1,000.00	\$ 1,000.00	\$ (1,037.07)	\$ (1,037.07)	\$ 1,000.00
				\$ -	\$ -	\$ -
	Taxes	\$ 2,400.00	\$ 2,400.00	\$ (266.60)	\$ (266.60)	\$ 2,400.00
Reserves						
07150	Reserve Contributions	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00	\$ 41,594.00
07156	Transfer Interest to Reserves	\$ 3,335.00	\$ 3,335.00	\$ 576.45	\$ 1,000.00	\$ 4,000.00
	Reserve Contributions	\$ 36,727.00	\$ 36,727.00	\$ 33,968.45	\$ 34,392.00	\$ 45,594.00
TOTAL EXPENSES		\$ 423,609.00	\$ 431,265.00	\$ 240,720.10	\$ 467,442.45	\$ 464,442.00