

		A	B	C	MARIANA COVE BUDGET WORKSHEET F-2022		G	10/31/21
1	ITEM	Thru 10/31/21	Proj Thru 12/31/21	2021 Budget	Proposed 2022	2021 Notes	2022 Budget Notes	
2								
3	INCOME							
4	Reserve Assessment	4200	4200				Projected 2022 starting Reserve Bal = \$13,239.94 We do not budget for Reserve income (it is generated when houses sell)	
5	Annual Assessment	42920	42920	42920	54520	2022 dues would be \$470 / yr. (\$100 / home / year more than 2021 dues. No dues increase since 2016)	116 homes X \$470 / year = \$54,520. Dues have not been increased in the last 5 years	
6	Late / Interest Fees	275	275				We don't really budget for these. They go to Reserve Fund if we get them	
7								
8	Total Income	47395	47395	42920	54520			
9								
10	EXPENSE							
11	Special Projects							
12	Island 1 Xeriscape	10391.56	10391.56	4000	2000	\$10,391 spent in 2021 included \$6000 from 2020 funds accrued for that purpose	2022 accrual for future island work. If funds are not used in 2022, they will go into Reserve at EOY	
13	Tree Maint/Repl	633.14	633.13	2000	1600	\$633 used in 2021 to trim tree circles	\$633 for tree circles, ~\$500 ea for 2 replacement trees if needed	
14	Contingency - Other							
15	Concrete Swale Clean		400	400	400	Concrete ditch swale above pump house requires annual cleaning of leaves and debris	Budgeting \$400 but will seek less costly options for annual cleaning of leaves and debris from swale near Pump House	
16	Weed Mitigation			400	700	This line item for path and islands (not ditch). No weed work was done in 2021 in these areas	Volunteer (Randy) - Material cost \$700 to try various recommended herbicides	
17	Misc Landscape Proj	131.84	131.84	500	1000	\$131.84 used for signs in 2021	\$600 in 2022 budget for Landscape Plan needed for future island project + \$400 for general use	
18	Contingency			370	540		There can always be unforeseen circumstances	

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19	Maint New Landscape	568	568	1000	1000		Spring and Fall maintenance by Ryan for entrance area and now 1st island
20	Path Rocking	6082.94	6082.94	4000	4000	\$2,082.94 from Reserve used in 2021. A lot of path work was done.	Path work is always needed to maintain this important asset. Should be less needed in 2022 than in 2021
21	Total Special Projects	17807.48	18207.47	12670	11240		
22							
23	Administrative						
24	Administrative - Other	717.51	804.67	1000	1600		\$1,000 for things in PM contract outside of their base fee; \$600 for storage of old files, Christmas decorations, etc.
25	Postage and Delivery	71.92	71.97	200	200		Postage & Delivery
26	Insurance Expense	2443	2433	2600	2700	\$2,433 in 2021. Increases annually (Feb. due date)	Insurance policies covering liability and Errors & Omissions for volunteers and HOA officers
27	Total Administrative	3232.43	3309.64	3800	4500		
28							
29	Professional Fees						
30	Legal Fees			1200	1200	No expense in this category in 2021, but legal fees are incurred some years	Professional fees for legal work as needed
31	Property Management	8135	9635	9000	10740		OnLine base contract amount \$10,740
32	Accounting Fees		140	400	400		Professional fees for accounting work as needed (includes EOY tax prep)
33	Total Professional Fees	8135	9775	10600	12340		
34							
35	Social Activities	69.68	200	200	200		
36							
37	Grounds Maintenance						
38	Grounds Maint Contract	11660	13810	13500	14990		Hurr Vasa bid \$12,990 + estimated \$2,000 for added services as needed
39	Tree Watering		250	2000	2000	HV advised not to, but we probably should have watered more in 2021	
40	Weed Spraying - Ditch			600	900		Hurr Vasa bid for this work = \$900
41	Sprinkler Repairs	1615	2500	2500	2800		Aging sprinkler system maintenance + blow-out)

	A	B	C	D	E	F	G
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42	Tree/Shrub Pruning	2632	2632	2000	3000	Pruning and trimming trees is getting more necessary as the trees mature and age	Trees are great asset and growing in age. Trimming could be an expense of many thousand dollars
43	Path Maintenance			600	0	Areas of the path needed repair in 2021	No special path maintenance anticipated in 2022 (This row will be eliminated and combined with Path Rocking row 20)
44	Total Grounds Maint.	15907	19192	21200	23690		
45							
46							
47	Utilities						
48	Electricity	321.37	400	450	500		
49	Water	1583.59	2035	2000	2050		
50	Total Utilities	1904.96	2435	2450	2550		
51							
52	TOTAL EXPENSE	47056.55	53119.11	50920	54520	2021: Dues were \$370 / home per year (~\$31 / month)	\$54,520 / 116 homes = \$470 per home per year (~\$39 / month) Proposed increase of \$8/month
53		We project to spend ~\$2,199 over our budget in 2021. That is approximately equal to the \$2,083 taken from Reserves for path rocking above the budget of \$4,000 we had for that purpose					
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