

	CORAL LAKES COMMUNITY ASSOC.				Willows 66		
	APPROVED BUDGET 2022			TOTAL UNITS	SFH 428		
				494			
	Company Code: 125						
	INCOME			PER UNIT		Approved	2021 Projected
		2022 Budget	MONTHLY	MONTHLY		2021 Budget	
411	Master Assessment Income	\$977,683.78	\$81,473.65	\$ 164.93		\$1,001,382.06	\$ 1,001,382.00
412	SFH Assessments Income	\$460,840.00	\$38,403.33	\$ 89.73		\$460,840.00	\$ 460,849.00
		\$1,438,523.78	\$119,876.98	\$ 254.65		\$1,462,222.06	\$ 1,462,231.00
	EXPENSES						
	Administrative Expense						
800	Management Fee	\$ 59,280.00	\$ 4,940.00	\$ 10.00		\$ 59,280.00	\$ 59,280.00
801	Maintenance Payroll		\$ -	\$ -		\$ -	\$ 38,144.00
804	Onsite Staff/ other payroll	\$ 34,373.00	\$ 2,864.42	\$ 5.80		\$ 34,373.00	\$ 34,370.00
805	Administrative Expense	\$ 10,000.00	\$ 833.33	\$ 1.69		\$ 10,000.00	\$ 6,709.00
811	Account & Tax Prep	\$ 4,800.00	\$ 400.00	\$ 0.81		\$ 4,800.00	\$ 4,800.00
812	Legal - Liens & Foreclosures	\$ 15,000.00	\$ 1,250.00	\$ 2.53		\$ 15,000.00	\$ 5,017.00
813	Legal - Advice & Actions	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 2,747.00
856	Bad Debts	\$ 32,000.00	\$ 2,666.67	\$ 5.40		\$ 32,000.00	\$ -
814	Corporate Fees	\$ 61.25	\$ 5.10	\$ 0.01		\$ 61.25	\$ 61.00
830	Taxes & Fees	\$ 2,000.00	\$ 166.67	\$ 0.34		\$ 2,000.00	\$ 750.00
840	Gate Transmitter		\$ -	\$ -			
855	Contingency	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 12,078.00
	Total Administrative Expense	\$ 167,514.25	\$ 13,959.52	\$ 28.26		\$ 167,514.25	\$ 163,956.00
	Insurance						
780	Insurance	\$ 36,000.00	\$ 3,000.00	\$ 6.07		\$ 36,000.00	\$ 29,040.00
	Grounds						
700	Landscape Contract Common Areas	\$ 105,000.00	\$ 8,750.00	\$ 17.71		\$ 105,000.00	\$ 84,058.00
702	Grounds Maintenance	\$ 55,000.00	\$ 4,583.33	\$ 9.28		\$ 55,000.00	\$ 22,917.00
703	Mulch	\$ 30,000.00	\$ 2,500.00	\$ 5.06		\$ 30,000.00	\$ 30,000.00
710	Irrigation Pump Maintenance	\$ 39,600.00	\$ 3,300.00	\$ 6.68		\$ 39,600.00	\$ 29,100.00
712	Irrigation Maintenance & Repairs	\$ 10,000.00	\$ 833.33	\$ 1.69		\$ 10,000.00	\$ 9,042.00
720	Lake Maintenance	\$ 25,200.00	\$ 2,100.00	\$ 4.25		\$ 25,200.00	\$ 27,351.00
725	Lake Fountain Maintenance	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 25,149.00
730	Environmental Monitoring	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 4,267.00
731	Tree Trimming	\$ 15,000.00	\$ 1,250.00	\$ 2.53		\$ 11,000.00	\$ 9,900.00
732	Tree & Shrub Replacement	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 10,000.00	\$ 4,167.00
733	Annuals	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 2,083.00
727	Preserve Area	\$ 25,000.00	\$ 2,083.33	\$ 4.22		\$ 25,000.00	\$ 2,750.00
	Total Grounds Expense	\$ 324,800.00	\$ 27,066.67	\$ 54.79		\$ 325,800.00	\$ 250,784.00
	Maintenance						
602	Pest Control	\$ 1,000.00	\$ 83.33	\$ 0.17		\$ 1,000.00	\$ 987.00
607	Gate Attendant	\$ 99,000.00	\$ 8,250.00	\$ 16.70		\$ 84,800.00	\$ 99,000.00
608	Building Maintenance	\$ 2,000.00	\$ 166.67	\$ 0.34		\$ 2,000.00	\$ 53,810.00
609	Roving Patrol	\$ 10,000.00	\$ 833.33	\$ 1.69		\$ 15,000.00	\$ 6,250.00
610	Entry Gate Maintenance	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 12,043.00
612	Fire Extinguisher Maintenance	\$ 200.00	\$ 16.67	\$ 0.03		\$ 200.00	\$ 611.00
614	Pool & Spa Maintenance	\$ 16,800.00	\$ 1,400.00	\$ 2.83		\$ 16,800.00	\$ 18,855.00
615	Pool & Spa Repairs	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 6,411.00
613	Perimeter fence	\$ 10,000.00	\$ 833.33	\$ 1.69		\$ 10,000.00	\$ 4,167.00
	Total Maintenance Expense	\$ 149,000.00	\$ 12,416.67	\$ 25.13		\$ 139,800.00	\$ 202,134.00
	Clubhouse						
620	Janitorial	\$ 19,920.00	\$ 1,660.00	\$ 3.36		\$ 19,920.00	\$ 19,920.00
626	Supplies	\$ 3,200.00	\$ 266.67	\$ 0.54		\$ 3,200.00	\$ 1,333.00
628	Repairs	\$ 2,000.00	\$ 166.67	\$ 0.34		\$ 2,000.00	\$ 833.00
632	Security System	\$ 10,800.00	\$ 900.00	\$ 1.82		\$ 10,800.00	\$ 10,484.00
640	Fitness Contract	\$ 1,000.00	\$ 83.33	\$ 0.17		\$ 1,000.00	\$ 832.00
641	Fitness Repairs	\$ 1,000.00	\$ 83.33	\$ 0.17		\$ 1,000.00	\$ 1,851.00
	Total Clubhouse Expense	\$ 37,920.00	\$ 3,160.00	\$ 6.40		\$ 37,920.00	\$ 35,253.00
	Utility						
500	Electricity	\$ 155,000.00	\$ 12,916.67	\$ 26.15		\$ 150,000.00	\$ 153,854.00
504	Water/ Sewer	\$ 14,000.00	\$ 1,166.67	\$ 2.36		\$ 14,000.00	\$ 17,242.00
508	Trash/ Recycling	\$ 2,500.00	\$ 208.33	\$ 0.42		\$ 800.00	\$ 3,813.00
510	Telephone / cable	\$ 5,000.00	\$ 416.67	\$ 0.84		\$ 5,000.00	\$ 10,220.00
520	Clubhouse Cable	\$ 3,600.00	\$ 300.00	\$ 0.61		\$ 3,600.00	\$ 7,594.00
	Total Utility Expense	\$ 180,100.00	\$ 15,008.33	\$ 30.38		\$ 173,400.00	\$ 192,723.00
	TOTAL OPERATING EXPENSES	\$ 895,334.25	\$ 74,611.19	\$ 151.03		\$ 880,434.25	\$ 873,890.00
	Reserve Expense						
	Reserves	\$ 82,349.53	\$ 6,862.46	\$ 13.89		\$ 120,947.81	\$ 120,948.00
	Total Reserve Expense	\$ 82,349.53	\$ 6,862.46	\$ 13.89		\$ 120,947.81	\$ 120,948.00
	TOTAL EXPENSES	\$ 977,683.78	\$ 81,473.65	\$ 164.93		\$ 1,001,382.06	\$ 994,838.00

