

**SPOONBILL COURTYARD HOMES**  
**2022 Approved Budget**  
42 UNITS

	<b>ANNUALIZED SEPT. 2021</b>	<b>2021 BUDGET</b>	<b>Approved 2022 BUDGET</b>
<b>4000 INCOME</b>			
4020 ASSESSMENTS	\$239,400	\$238,383	\$259,477
4060 LATE FEES	\$367		
4100 INTEREST OPERATING	-\$87		
4340 INTEREST RESERVES	\$77		
4350 APPLICATION FEES	\$267		
<b>TOTAL INCOME</b>	<b>\$240,024</b>	<b>\$238,383</b>	<b>\$259,477</b>
<b>EXPENSES</b>			
<b>BUILDING MAINTENANCE</b>			
5010 BUILDING MAINTENANCE	\$37	\$1,000	\$1,000
5101 PRESSURE CLEANING	\$0	\$0	\$0
5180 TERMITE BOND	\$0	\$0	\$0
<b>TOTAL BUILDING MAINTENANCE</b>	<b>\$37</b>	<b>\$1,000</b>	<b>\$1,000</b>
<b>GROUNDS MAINTENANCE</b>			
6035 GROUNDS REPAIR/SUPPLIES	\$1,967	\$0	\$2,000
6040 GROUNDS CONTRACT	\$24,240	\$24,240	\$24,240
6060 MULCH	\$0	\$4,300	\$4,300
6120 IRRIGATION REPAIR	\$2,515	\$1,100	\$2,500
6240 MISC MATERIALS	\$0	\$0	\$0
6160 SHRUBS AND TREES	\$11,915	\$7,500	\$11,500
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$40,636</b>	<b>\$37,140</b>	<b>\$44,540</b>
<b>POOL/POOL HOUSES EXPENSE</b>			
7040 POOL CONTRACT	\$2,880	\$3,000	\$2,938
7043 POOL PERMIT	\$335	\$250	\$250
7050 JANITORIAL	\$2,320	\$1,900	\$1,900
7052 PEST CONTROL	\$1,253	\$4,000	\$4,000
7080 POOL EQUIPMENT REPAIRS	\$5,356	\$6,000	\$6,000
<b>TOTAL POOL/POOL HOUSE</b>	<b>\$12,144</b>	<b>\$15,150</b>	<b>\$15,088</b>
<b>7900 UTILITIES</b>			
7910 ELECTRICITY	\$9,123	\$8,600	\$9,237
7920 WATER/SEWER/TRASH	\$29,645	\$30,000	\$30,016
7950 CABLE TV	\$31,337	\$30,809	\$31,337
<b>TOTAL UTILITIES</b>	<b>\$70,105</b>	<b>\$69,409</b>	<b>\$70,590</b>
<b>8000 MANAGEMENT &amp; ADMINISTRATIVE</b>			
8020 MANAGEMENT SVCS	\$8,064	\$8,064	\$8,064
8025 OFFICE FEES	\$3,544	\$1,900	\$1,900
8040 POSTAGE	\$73	\$0	\$0
8060 COPIES/SUPPLIES/PRINTING	\$207	\$200	\$0
8080 CPA SERVICES	\$227	\$2,500	\$200
8100 LEGAL	\$3,797	\$0	\$1,500
8110 BAD DEBT	\$0	\$0	\$0
8120 INSURANCE OTHER THAN FLOOD	\$46,207	\$46,207	\$55,992
8150 MISC EXPENSE	\$1,979	\$0	
8160 PHONE AND FAX	\$0	\$0	\$0
8180 INCOME TAX	\$0	\$0	\$0
8190 MISC.	\$0	\$0	\$0

8230	BANK CHARGES	\$0	\$0	\$0
8321	SOCIAL COMMITTEE	\$0	\$400	\$400
8385	RENTAL APPLICATION	\$0	\$0	\$0
8390	ANNUAL CORPORATE REPORT	\$81	\$61	\$61
8411	MASTER FEES PBC	\$44,352	\$44,352	\$49,392
	<b>TOTAL MANAGEMENT/ADM.</b>	<b>\$108,531</b>	<b>\$103,684</b>	<b>\$117,509</b>

**RESERVE FOR REPLACEMENT**

9150	ROADS	\$3,000	\$3,000	\$2,000
9206	COMMON AREAS RESERVES	\$14,000	\$14,000	\$8,750
	<b>TOTAL RESERVES</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$10,750</b>

	<b>TOTAL EXPENSES</b>	<b>\$248,453</b>	<b>\$243,383</b>	<b>\$259,477</b>
--	-----------------------	------------------	------------------	------------------

	\$493	\$483	\$515
--	-------	-------	-------