

Coventry Club Homeowners Association, Inc Budget Worksheet 2022

	Jan - Dec 21	Jan-April 22	Annual Budget 2021	Annual Budget 2022	NOTES
Ordinary Income/Expense					
Income					
Assessments	93,126.77	44,186.72	104,040.00	104,040.00	51 Units
Special Assessment					
Finance Charges/Late Fees	31.99		0.00	0.00	
Total Income	93,158.76	44,186.72	104,040.00	104,040.00	
Gross Profit	93,158.76	44,186.72	104,040.00	104,040.00	
Expense					
Administrative					
Professional Fees					
HOA Management Fees	4,415.60	2,142.00	4,284.00	4,284.00	
Management Fees Other				1,500.00	
Accounting / Tax Filing	0.00	0.00	125.00	125.00	
Legal	0.00	0.00	500.00	500.00	
Total Professional Fees	4,415.60	2,142.00	4,909.00	6,409.00	
Insurance Expense	8,722.10	5,600.58	12,240.00	10,000.00	
Postage and Delivery	221.71		250.00	250.00	
Office Supplies	154.43		125.00	125.00	
DORA and SOS Filing	68.00		75.00	75.00	
Total Administrative	13,581.84	7,742.58	17,599.00	16,859.00	
Irrigation					
Irrigation Repairs	495.00		2,400.00	2,400.00	
Backflow Testing	230.00		225.00	225.00	
Total Irrigation	725.00	0.00	2,625.00	2,625.00	
Landscaping					
Lawn and Shrub Care	33,610.00	18,000.00	27,000.00	35,000.00	
Tree Trimming	660.00		2,500.00	5,000.00	
Total Landscaping	34,270.00	18,000.00	29,500.00	40,000.00	
Grounds & Building					
Pest Control	0.00	0.00	900.00	900.00	

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Gutter & Downspout	0.00	0.00	2,900.00	2,900.00	You need to provide better explanation
Snow Removal	0.00	0.00	400.00	400.00	
Grounds & Building - Other	8,254.94	2,123.83	0.00	5,000.00	Fence Repairs
Total Grounds & Building	8,254.94	2,123.83	4,200.00	9,200.00	
Utilities					
Water	25,119.98	6,434.18	24,770.00	27,000.00	
Sewer	10,150.31	4,304.50	14,400.00	16,000.00	
Trash Service	4,670.60	1,945.93	4,880.00	5,000.00	
Total Utilities	39,940.89	12,684.61	44,050.00	48,000.00	
Total Expense	96,772.67	40,551.02	97,974.00	116,684.00	
Net Ordinary Income	-3,613.91	3,635.70	6,066.00	-12,644.00	
Other Income/Expense					
Other Income					
Interest Income	0.92	0.24	0.00	0.00	
Special Assessment -Roofs	11,435.70	109.08	12,750.00	12,750.00	
Total Other Income	11,436.62	109.32	12,750.00	12,750.00	
Other Expense					
Roof Replacement	0.00	0.00	12,750.00	12,750.00	\$250 *51
Due to Reserves	0.00	0.00	2,400.00	2,400.00	
Total Other Expense	0.00	0.00	15,150.00	15,150.00	
Net Other Income	11,436.62	109.32	-2,400.00	-2,400.00	
Net Income	7,822.71	3,745.02	3,666.00	-15,044.00	