

Rowley Downs Homeowners Association

Approved 2021 Budget

Code	Category	2020 Budget	YTD Nov' 2020	2021 Budget	Notes
INCOME					
4000	Assessments	180,851.40	180,851.38	193,691.40	150.85 x 321 Homes x 4 Quarterly
4025	Bank Interest	-	62.78	-	Do Not Budget For
4055	Late/Legal Fees	-	675.00	-	Do Not Budget For
4060	Legal/Letter Fees	-	470.00	-	Do Not Budget For
4085	Violations/Fines	-	325.00	-	Do Not Budget For
4090	Reserve Contribution	(18,085.14)	(16,578.10)	(19,369.14)	10% Reserve Contribution
INCOME		162,766.26	165,806.06	174,322.26	
ADMINISTRATION EXPENSES					
5000	Accounting/Taxes	315.00	300.00	300.00	2020 Tax Preparation
5010	Bad Debt	250.00	-	250.00	Bad Debt Write Off
5017	Community Activities	500.00	165.90	500.00	
5030	Legal/Collection Fees	1,000.00	237.50	1,000.00	Billable to Homeowner Ledgers
5035	Legal/Professional Fees	1,500.00	1,732.00	2,000.00	General Legal
5040	Licenses, Permits, Fees	50.00	40.00	50.00	Dora/Secretary of State
5045	Management Contract	11,742.00	10,763.50	12,904.20	\$1,075.35 x 12 Months (3% Increase)
5055	Office Supplies	300.00	316.80	300.00	
5060	Postage & Delivery	750.00	871.20	870.74	
5065	Printing & Reproduction	3,000.00	2,247.05	3,000.00	
5080	Website	570.00	366.34	525.00	Association Website Maintenance
TOTAL ADMIN EXPENSES:		19,977.00	17,040.29	21,699.94	
GROUNDS EXPENSES					
5310	Concrete Maintenance	1,000.00	-	1,000.00	Minor Repairs
5315	Extermination/Animal Control	500.00	-	500.00	Pet Waste Station Liners & Bags
5335	Grounds Maintenance	500.00	-	3,350.00	Native Mowing, Signage, Fences, Etc.
5345	Irrigation System	9,500.00	12,924.06	10,500.00	Irrigation Repairs/Backflow Testing
5350	Landscaping Contract	41,100.00	42,163.32	42,744.00	2021/2022 Landscape Contract
5355	Landscape-Tree/Shrub/Flower/etc.	4,500.00	4,272.60	4,500.00	Tree Care, Removal, Sprayings
5380	Holiday Lighting	500.00	-	500.00	
5390	Snow Removal	7,246.55	5,961.00	8,000.00	Common Area Snow Removal
TOTAL GROUNDS EXPENSES:		64,846.55	65,320.98	71,094.00	
INSURANCE EXPENSES					
5510	Insurance	5,299.35	5,099.00	5,564.32	General/Umb/D&O/Crime
TOTAL INSURANCE EXPENSES:		5,299.35	5,099.00	5,564.32	
UTILITIES EXPENSES					
8000	Gas and Electric	1,800.00	1,305.75	1,800.00	Common Area
8020	Trash	48,843.36	46,913.40	52,164.00	\$4,347 x 12 Months
8025	Water/Waste Water	22,000.00	32,931.38	22,000.00	Common Area
TOTAL UTILITIES EXPENSES:		72,643.36	81,150.53	75,964.00	
TOTAL NET INCOME		162,766.26	165,806.06	174,322.26	
TOTAL EXPENSES/LOSS		\$ 162,766.26	\$ 168,610.80	\$ 174,322.26	
NET INCOME/PROFIT LOSS		\$ -	\$ (2,804.74)	\$ -	
RESERVE INCOME					
9000	Transfer to Reserves	\$ 18,085.14	\$ 16,578.10	\$ 19,369.14	\$1,614.10 x 12 Months
TOTAL RESERVE INCOME		\$ 18,085.14	\$ 16,578.10	\$ 19,369.14	
RESERVE EXPENSE					
9025	Trees/Shrubs/Flowers	\$ 7,500.00	\$ 3,300.00	\$ 10,000.00	Removals & Replacements
9030	Irrigation	\$ 10,000.00	\$ 2,608.50	\$ 5,000.00	Irrigation System Upgrades
9035	Meeting Hall Renovations	\$ 5,000.00	\$ -	\$ 5,000.00	
TOTAL RESERVE EXPENSE		\$ 22,500.00	\$ 5,908.50	\$ 20,000.00	
TOTAL RESERVE INCOME		\$ 18,085.14	\$ 16,578.10	\$ 19,369.14	
TOTAL RESERVE EXPENSES		\$ 22,500.00	\$ 5,908.50	\$ 20,000.00	
NET RESERVE PROFIT/LOSS		\$ (4,414.86)	\$ 10,669.60	\$ (630.86)	