

ARBOR CREEK HOMEOWNERS ASSOCIATION

2022 Budget

	2021 Estimate	2021 Budget	Var vs 21	2022 Budget	2022 Budget Notes
REVENUE					
CURRENT DUES	76,000	76,000	\$0	76,000	\$475 Mult 160 homes
INTEREST	158	100	(\$58)	100	Anticipate continued 2022 low interest rates
FEES (Real Estate Transfer/Late Fees)	1,579	100	(\$1,479)	100	Dues paid letter receipts; late fees; fines
TOTAL REVENUE	<u>77,737</u>	<u>76,200</u>	<u>(1,537)</u>	<u>76,200</u>	
EXPENSES					
ADMINISTRATIVE	1,588	1,600	\$12	2,500	Communication to homeowners; MORE social events; QB update
INSURANCE	1,646	2,000	\$354	2,000	Anticipate minimal rate increase
LEGAL	436	2,500	\$2,064	1,500	General legal fees
UTILITIES	1,549	1,600	\$51	1,600	Electric costs for pond fountain / bubblers / NEW sign lights
MAINTENANCE					
Maintenance/Repairs	22,539	26,000	\$3,461	17,500	General maintenance and upkeep of Association grounds and property; West entrance signage / front area improvements
Fine Mowing	12,200	12,200	\$0	12,200	Based upon 8 months activity in 2022. Contract term is 2020 - 2022.
Rough Mowing	8,456	10,570	\$2,114	10,570	Based upon 10 mows activity in 2022. Contract term is 2020 - 2022.
Pond Chemicals	12,005	12,005	\$0	12,005	McCloud Algae treatment, free floating plants, biodredging, monthly water quality enhancement program
Pond Repair	1,261	8,000	\$6,739	8,000	Pond open/close \$1,K; Bubbler/Compressor \$1,000; \$5,k consulting
Tree, Common Area	9,890	10,000	\$110	8,000	New / replacement trees; Replace / replant evergreens
Weed Treatment, Common Area	5,386	5,080	(\$306)	5,386	Two weed treatments in 2022.
Mulch	-	3,500	\$3,500	10,000	Full association - bi-annual; Front berms - every other year; plus new tree coverage , etc.
Annuals/Perennials	-	500	\$500	500	Plantings around both signs, flowers in beds on Rte. 64, tall grasses
Landscape	13,542	15,696	\$2,154	16,696	General landscape cleanup \$5,000; Davey Rhizosphaera X's 3 = \$5,346; Beetle X's 3 = \$804; Scab / rust X's 3 = \$546; Add unexpected \$5,000
Wetlands	2,873	2,873	\$0	-	Bi-annual burn - Wetlands (CLS) w/ permit
Bike Path Repairs	-	-	\$0	-	
Storm Sewer Repair/Spillway Repairs	6,900	15,000	\$8,100	10,000	Unanticipated repairs; Periodic tele-video
TOTAL EXPENSES	<u>100,270</u>	<u>129,124</u>	<u>28,853</u>	<u>118,457</u>	
NET CASH INFLOW (OUTFLOW)	<u>(22,534)</u>	<u>(52,924)</u>	<u>(30,390)</u>	<u>(42,257)</u>	
 CASH BEGINNING OF YEAR	 \$75,811			 \$53,277	
NET CASH INFLOW (OUTFLOW)	<u>(\$22,534)</u>			<u>(\$42,257)</u>	
CASH AT END OF YEAR	<u>\$53,277</u>			<u>\$11,020</u>	