

The Conservatory Homeowners Association, Inc.				
2022 Approved Budget	Board Approved 9/9/2021			
#Homes	Annual Dues	Monthly Dues	Current Monthly	Monthly Increase
1405	\$504.00	\$42.00	\$42.00	\$0.00
	2022 Budget	2021 Actual Through 9/2021	2021 Budget	2020 Actual
INCOME				
Assessments	\$708,120.00	\$531,018.00	\$708,120.00	\$702,865.00
Keys	\$250.00	\$700.00	\$150.00	\$25.00
Tax Refund	\$0.00	\$990.00	\$0.00	\$7,417.00
Interest - Operating	\$50.00	\$46.00	\$500.00	\$250.00
Legal Reimb.	\$34,000.00	\$31,040.00	\$14,000.00	\$17,157.00
Administrative Fees	\$7,000.00	\$5,520.00	\$7,500.00	\$6,762.00
Repair Reimbursement		-\$245.00	\$0.00	\$163.00
Rule Violation	\$3,000.00	\$6,471.00	\$2,304.00	\$3,400.00
Clubhouse Rental	\$1,000.00	\$883.00	\$3,000.00	\$1,450.00
Late Fees	\$800.00	\$769.00	\$3,000.00	\$2,478.00
TOTAL INCOME	\$754,220.00	\$577,192.00	\$738,574.00	\$741,967.00
EXPENSES				
Administrative Expenses				
Management Fee	\$110,400.00	\$80,978.00	\$107,220.00	\$104,136.00
Legal	\$20,000.00	\$25,784.00	\$12,000.00	\$16,102.00
Audit	\$2,550.00	\$2,550.00	\$2,550.00	\$2,550.00
Income Taxes	\$3,000.00	\$0.00	\$6,000.00	\$1,431.00
Insurance	\$23,000.00	\$21,998.00	\$20,238.00	\$19,649.00
Postage	\$4,000.00	\$1,070.00	\$4,000.00	\$1,265.00
Clubhouse - Internet	\$3,000.00	\$1,898.00	\$1,800.00	\$1,766.00
Copies	\$10,000.00	\$4,125.00	\$7,500.00	\$2,524.00
Records Storage	\$480.00	\$360.00	\$480.00	\$480.00
Miscellaneous	\$1,000.00	\$1,772.00	\$1,000.00	\$1,609.00
Website	\$1,009.00	\$329.00	\$750.00	\$797.00
Reimbursable Legal	\$30,000.00	\$23,595.00	\$22,500.00	\$38,428.00
Recognition Program	\$1,000.00	\$0.00	\$1,000.00	\$210.00
Design Review Committee	\$2,000.00	\$111.00	\$250.00	\$0.00
Social	\$7,000.00	\$2,007.00	\$6,655.00	\$5,345.00
Welcome Committee	\$1,000.00	\$311.00	\$150.00	\$0.00
Collection Admin. Fees	\$7,000.00	\$5,500.00	\$8,200.00	\$6,997.00
Subtotal Administrative Expenses	\$226,439.00	\$172,388.00	\$202,293.00	\$203,289.00
Maintenance Expenses				
Property Maintenance	\$5,000.00	\$0.00	\$0.00	\$0.00
Snow Removal	\$7,000.00	\$5,695.00	\$3,500.00	\$4,107.00
Landscape Maint.	\$9,500.00	\$6,727.00	\$11,688.00	\$10,760.00
Landscape Improvements	\$5,000.00	\$84.00	\$5,000.00	\$0.00
Grounds-Irrigation Maint.	\$2,000.00	\$235.00	\$1,500.00	\$980.00
Grounds-Trees & Shrubs	\$1,000.00	\$0.00	\$1,500.00	\$7,617.00
Pool Maintenance	\$6,424.00	\$1,240.00	\$5,000.00	\$4,212.00
Clubhouse - Maintenance	\$10,000.00	\$4,958.00	\$5,000.00	\$1,045.00
Clubhouse - Janitorial	\$7,280.00	\$1,274.00	\$7,000.00	\$4,330.00
Lifeguard	\$84,000.00	\$71,638.00	\$76,034.00	\$70,885.00
Subtotal Maintenance Expenses	\$137,204.00	\$91,851.00	\$116,222.00	\$103,936.00
Operating Expenses				
Water	\$8,000.00	\$4,733.00	\$10,300.00	\$8,683.00
Sewer & Storm Drain	\$2,000.00	\$1,145.00	\$1,900.00	\$1,809.00
Gas	\$4,000.00	\$5,773.00	\$6,000.00	\$4,491.00
Electric	\$5,000.00	\$4,493.00	\$4,500.00	\$4,618.00
Trash Removal	\$220,577.00	\$161,519.00	\$217,859.00	\$208,614.00
Subtotal Operating Expenses	\$239,577.00	\$177,663.00	\$240,559.00	\$228,215.00
Reserve Fund Transfer				
Reserves	\$60,000.00	\$45,000.00	\$60,000.00	\$50,000.00
Construction Defect Reserves	\$80,000.00	\$82,500.00	\$110,000.00	\$150,000.00
Subtotal Reserve Transfer	\$140,000.00	\$127,500.00	\$170,000.00	\$200,000.00
Supplies				
Clubhouse Supplies	\$1,000.00	\$363.00	\$500.00	\$520.00
Pool Supplies	\$6,000.00	\$10,840.00	\$6,500.00	\$9,556.00
Office	\$1,000.00	\$451.00	\$1,000.00	\$705.00
Coupon Books	\$3,000.00	\$2,561.00	\$1,500.00	\$116.00
Subtotal Supplies	\$11,000.00	\$14,215.00	\$9,500.00	\$10,897.00
Total Operating Expenses	\$754,220.00	\$583,617.00	\$738,574.00	\$746,337.00
Net Income (Loss)	\$0.00	-\$6,425.00	\$0.00	-\$4,370.00