

Budget Comparison Morningside Heights 5th/Brigadoon

	Actual 2021	Budget 2022	\$ Change	Notes
INCOME				
4100 INCOME				
4101 HOA Dues				
2201 Prepays	190.00	0.00	-190.00	
4101 Other HOA Dues	86,058.24	95,285.00	9,226.76	Maintained \$295 dues (increase 3 new homes per month)
4101 Total HOA Dues	86,248.24	95,285.00	9,036.76	
4112 Late Fees & Interest	416.96	0.00	-416.96	
4100 Total INCOME	86,665.20	95,285.00	8,619.80	
4200 OTHER PROPERTY INCOME				
4210 Other Income	300.00	0.00	-300.00	Late Fees
4200 Total OTHER PROPERTY INCOME	300.00	0.00	-300.00	
TOTAL INCOME	86,965.20	95,285.00	8,319.80	

	Actual 2021	Budget 2022	\$ Change	Notes
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5015 Paint Materials	8.71		-8.71	
5018 Fence Repairs	1,729.99		-1,729.99	
5022 Maintenance Miscellaneous	207.68	3,375.00	3,167.32	Includes new CBU on Daystar knocked over by unknown
5001 Total MAINTENANCE EXPENSES	1,946.38	3,375.00	1,428.62	
5100 LANDSCAPING				
5101 Lawn Mowing	3,680.82	9,660.00	5,979.18	
5102 Sprinkler Materials	2,432.08	1,750.00	-682.08	Assuming not as many repairs needed in 2021
5103 Pruning	686.06	975.00		
5105 Spray/Fertilization	792.27	1,225.00	432.73	
5106 Grounds Materials	106.00	200.00	94.00	
5108 Landscaping Other	8,165.92	13,100.00	4,934.08	2021 - Trees 2022 - Playground Bark (\$5K); Park Trees (\$2K)
5109 Master Park	19,200.00	23,200.00	4,000.00	50 New additional homes at \$80/each
5100 Total LANDSCAPING	35,063.15	50,110.00	15,046.85	
5300 UTILITIES				
5301 Common Area Electric	790.58	900.00	109.42	
5304 Water	4,925.40	5,205.00	279.60	
5300 Total UTILITIES	5,715.98	6,105.00	389.02	

5400 TAX & LICENSES				
5401 Real Estate Taxes	43.70	50.00	6.30	
5404 Licenses	10.00	10.00	0.00	
5406 Architectural Review Fee	50.00	600.00	550.00	Coded to 5606
5400 Total TAX & LICENSES	103.70	660.00	556.30	
5450 PAYROLL				
5451 Maintenance Engineer	4,732.09	4,450.00	-282.09	Includes labor for playground bark installation
5450 Total PAYROLL	4,732.09	4,450.00	-282.09	
5600 ADMINISTRATIVE				
5601 Property Management Fee	23,107.00	26,519.00	3,412.00	Per contract (includes increase of 3/homes/month)
5603 Accounting Fees	468.00	505.00	37.00	
5604 Bank Service Charges	42.00	0.00		
5605 Meeting Expenses	10.93	20.00	9.07	
5606 Other Admin Exp	650.00	0.00	-650.00	2021 ARC Fees (moved to 5406 In 2022)
5600 Total ADMINISTRATIVE	24,277.93	27,044.00	2,766.07	
5650 INSURANCE				
5651 Liability & Multi-Peril	2,656.00	2,922.00	266.00	2021 actuals +10%
5652 BOD Ins	1,814.00	1,995.00	181.00	
5650 Total INSURANCE	4,470.00	4,917.00	447.00	
5700 OFFICE				
5702 Mail/Postage	95.46	100.00	4.54	
5703 Copies/Reproductions	74.90	75.00	0.10	
5700 Total OFFICE	170.36	175.00	4.64	
5000 Total EXPENSES	76,479.59	96,836.00	20,356.41	
TOTAL EXPENSE	76,479.59	96,836.00	20,356.41	

NET INCOME	10,485.61	-1,551.00	-12,036.61	
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NET INCOME SUMMARY				
	Income	86,965.20	95,285.00	8,319.80
	Expense	-76,479.59	-96,836.00	-20,356.41
	Other Income & Expense	0.00	0.00	0.00
	NET INCOME	10,485.61	-1,551.00	-12,036.61

Operating Account Balance 12/31/21 \$ 14,543.78