

**Symphony Village HOA 2022 Budget \*\*\* \$230 Monthly \*\*\***

Account	Description	2020 Budget	2021 Budget	2022 Budget
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
<b>Income</b>				
06310	Assessment Income	\$1,090,200.00	\$1,090,200.00	\$1,090,200.00
<b>Other Income</b>				
06800	Working Capital Income	\$15,000.00	\$17,250.00	\$17,250.00
06910	Interest Income - MM & CD	\$32,635.00	\$26,003.00	\$18,927.00
06915	Key Cards	\$600.00	\$700.00	\$800.00
06920	Newsletter Income	\$5,000.00	\$5,000.00	\$12,000.00
06930	Concert Hall Rental	\$1,000.00	\$1,000.00	\$1,000.00
06980	Misc. Income	\$0.00	\$0.00	\$0.00
<b>Income Accounts Total</b>		<b>\$1,144,435.00</b>	<b>\$1,140,153.00</b>	<b>\$1,140,177.00</b>
<b>Expense Accounts</b>				
<b>General &amp; Administrative</b>				
07805	Bad Debt	\$1,200.00	\$1,000.00	\$500.00
07810	Board Expenses	\$600.00	\$300.00	\$750.00
07825	Decorating	\$600.00	\$600.00	\$600.00
07830	Dues/Subscriptions	\$300.00	\$1,000.00	\$2,500.00
07840	Office Supplies	\$4,200.00	\$4,000.00	\$7,978.00
07841	Clubhouse Paper Supplies	\$1,200.00	\$1,200.00	\$1,200.00
07845	Website	\$400.00	\$500.00	\$500.00
07865	Printing & Copying	\$13,500.00	\$13,000.00	\$11,000.00
07870	Postage	\$2,000.00	\$1,500.00	\$1,500.00
07880	Permits/Licenses	\$1,000.00	\$1,000.00	\$1,000.00
07850	Other Administrative Services	\$6,000.00	\$6,000.00	\$6,000.00
<b>Subtotal General Expenses</b>		<b>\$31,000.00</b>	<b>\$30,100.00</b>	<b>\$33,528.00</b>
<b>Taxes &amp; Insurance</b>				
07100	Insurance	\$23,600.00	\$22,500.00	\$21,500.00
07200	Income Taxes	\$3,905.88	\$6,500.00	\$3,000.00
<b>Subtotal Taxes &amp; Insurance</b>		<b>\$27,505.88</b>	<b>\$29,000.00</b>	<b>\$24,500.00</b>
<b>Payroll &amp; Benefits</b>				
08005	Salaries	\$140,000.00	\$148,000.00	\$204,390.00
08040	Payroll Processing	\$4,500.00	\$4,800.00	\$6,800.00
08050	Medical/Health Benefits	\$10,200.00	\$12,800.00	\$28,000.00
08060	Education & Training	\$2,500.00	\$2,000.00	\$3,000.00
08070	Payroll Taxes	\$12,600.00	\$11,520.00	\$18,600.00
08080	Unemployment Tax	\$800.00	\$800.00	\$800.00
08090	Workers Compensation	\$2,900.00	\$3,100.00	\$3,900.00
<b>Subtotal Payroll &amp; Benefits</b>		<b>\$173,500.00</b>	<b>\$183,020.00</b>	<b>\$265,490.00</b>
<b>Contracted Services</b>				
08400	Trash Removal	\$6,048.00	\$6,100.00	\$7,800.00
08420	Landscape Contract	\$242,328.00	\$242,328.00	\$254,444.00
08431	Landscape - Additional Work	\$12,000.00	\$12,000.00	\$10,000.00
08432	Tree Replacement & Maintenance	\$30,000.00	\$58,000.00	\$59,300.00
08434	Landscape Enhancement	\$14,000.00	\$31,000.00	\$27,500.00
08440	Irrigation Contract	\$31,250.00	\$31,250.00	\$31,250.00
08442	Irrigation - Additional Work	\$89,600.00	\$76,000.00	\$60,000.00
08450	Ponds Contract	\$6,000.00	\$6,000.00	\$6,200.00
08464	HVAC Contract	\$5,100.00	\$6,200.00	\$6,700.00
08482	Clubhouse Cleaning	\$8,000.00	\$6,000.00	\$7,000.00
08500	Pest Control	\$936.00	\$936.00	\$950.00
08520	Pool Management Contract	\$22,980.00	\$23,370.00	\$24,516.00
08540	Snow Removal	\$45,000.00	\$36,180.00	\$40,000.00
08545	Alarm, Sprinkler & Extinguisher Insp.	\$2,915.00	\$2,915.00	\$4,000.00
8546	Fitness Equipment Maint Contract	\$0.00	\$1,400.00	\$1,400.00
<b>Subtotal Contracted Services</b>		<b>\$516,157.00</b>	<b>\$539,679.00</b>	<b>\$541,060.00</b>
<b>Professional Services</b>				
08700	Audit & Tax Services	\$5,850.00	\$5,850.00	\$6,200.00
08750	Consulting Fees	\$12,000.00	\$10,000.00	\$10,000.00
08800	Legal Services	\$19,000.00	\$18,000.00	\$21,000.00
08850	Management Fees	\$31,600.00	\$32,544.00	\$33,520.00
<b>Subtotal Professional Services</b>		<b>\$68,450.00</b>	<b>\$66,394.00</b>	<b>\$70,720.00</b>

<b>Utilities</b>					
09000	Electric		\$34,000.00	\$30,000.00	\$25,000.00
09050	Gas		\$28,000.00	\$28,000.00	\$29,000.00
09100	Water & Sewer		\$2,500.00	\$2,500.00	\$3,500.00
07875	Phone, Internet & Cable		\$8,100.00	\$8,100.00	\$9,000.00
<b>Subtotal Utilities</b>			<b>\$72,600.00</b>	<b>\$68,600.00</b>	<b>\$66,500.00</b>
<b>Repair &amp; Maintenance</b>					
09280	Common Area Supplies & R/M		\$12,000.00	\$22,000.00	\$26,000.00
09300	Electric Supplies & R/M		\$3,000.00	\$2,000.00	\$3,500.00
09304	Pool Water Fill		\$1,000.00	\$1,500.00	\$1,800.00
09320	Alarm, Sprinkler & Extinguisher R/M		\$1,800.00	\$1,800.00	\$1,200.00
09340	Fitness Equipment R/M		\$4,800.00	\$2,800.00	\$2,800.00
09360	Flooring Supplies & R/M		\$2,400.00	\$1,950.00	\$2,000.00
09400	Entry System R/M		\$2,000.00	\$1,500.00	\$1,500.00
09420	Janitorial/General Supplies		\$5,000.00	\$8,000.00	\$6,500.00
09460	HVAC R/M		\$5,000.00	\$5,000.00	\$2,000.00
09500	Lighting Supplies & R/M		\$300.00	\$300.00	\$300.00
09520	Signs R/M		\$600.00	\$1,200.00	\$1,200.00
09540	Painting Supplies & Service		\$5,000.00	\$5,000.00	\$5,000.00
09560	Plumbing Supplies & Service		\$4,500.00	\$3,500.00	\$2,500.00
09580	Pool Supplies/ R&M		\$4,200.00	\$9,000.00	\$7,000.00
09600	Ponds R/M		\$3,000.00	\$2,000.00	\$6,000.00
09620	Sidewalk R/M		\$7,500.00	\$2,500.00	\$5,000.00
09640	Tennis Court R/M		\$2,000.00	\$2,000.00	\$1,200.00
09660	Door & Lock R/M		\$4,000.00	\$4,000.00	\$1,200.00
09680	Misc. Supplies & R/M		\$3,271.00	\$3,160.00	\$3,320.00
<b>Subtotal Repair &amp; Maintenance</b>			<b>\$71,371.00</b>	<b>\$79,210.00</b>	<b>\$80,020.00</b>
<b>Committee Events &amp; Clubhouse Paper Supplies</b>					
07895	Lifestyle Events		\$1,500.00	\$1,950.00	\$1,590.00
06925	Lifestyle Income		\$0.00	\$0.00	\$0.00
07860	Lifestyle Expenses		\$0.00	\$0.00	\$0.00
09801	Artisans Guild Expenses		\$0.00	\$0.00	\$412.00
09802	P&C Expenses		\$0.00	\$0.00	\$950.00
<b>Subtotal Committee Events &amp; Clubhouse Paper</b>			<b>\$1,500.00</b>	<b>\$1,950.00</b>	<b>\$2,952.00</b>
<b>Loan Expenses</b>					
09920	Loan Amortization		\$32,031.90	\$0.00	\$0.00
09910	Loan Interest Expense		\$10,484.22	\$0.00	\$0.00
<b>Subtotal Loan Expenses</b>			<b>\$42,516.12</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Contribution</b>					
09900	Reserve Contribution Expense		\$139,835.00	\$142,200.00	\$55,407.00
<b>Subtotal Reserve Contribution</b>			<b>\$139,835.00</b>	<b>\$142,200.00</b>	<b>\$55,407.00</b>
<b>Expense Accounts Total</b>			<b>\$1,144,435.00</b>	<b>\$1,140,153.00</b>	<b>\$1,140,177.00</b>
<b>Net Operating Income</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Accounts</b>					
<b>Income Accounts</b>					
<b>Reserve Income</b>					
06990	Reserve Contribution Income		\$107,200.00	\$115,997.00	\$36,480.00
06992	Reserve Interest Contribution		\$33,133.00	\$26,003.00	\$18,927.00
<b>Income Accounts Total</b>			<b>\$140,333.00</b>	<b>\$142,000.00</b>	<b>\$55,407.00</b>
<b>Expense Accounts</b>					
<b>Reserve Expenses</b>					
09902	Reserve Item Expenses		\$96,000.00	\$45,000.00	\$281,750.00
<b>Expense Accounts Total</b>			<b>\$96,000.00</b>	<b>\$45,000.00</b>	<b>\$281,750.00</b>
<b>Reserve Accounts Net</b>			<b>\$44,333.00</b>	<b>\$97,000.00</b>	<b>-\$226,343.00</b>