Stanford Court Townhome Condo Assn
Budget Worksheet
2022

	Actual			Actual	Projected	Projected	Budget
	Jan - Dec 18	Jan - Dec 19	Jan - Dec 20	Jan - Oct 21	Nov - Dec 21	Jan - Dec 21	Jan - Dec 2022
Monthly HOA Dues Alternatives							425
Ordinary Income/Expense							
Income							
Assessments	103,125.00	127,500.00	118,125.00	106,250	21,250	127,500	127,500
Insurance Claim Receipts				246,515		246,515	0
Misc Income	395.02	120.96	8,397.40			0	0
Late Fees				35		35	35
Total Income	103,520.02	127,620.96	126,522.40	352,800	21,250	374,050	127,535
Expense							
Transfers to Reserves	10,278.52	10,320.96	10,200.00	8,500	1,700	10,200	12,754
Administrative							
Legal	6,724.86	1,129.00	0.00	500	0	500	500
Management	4,320.00	4,320.00	4,320.00	3,600	720	4,320	6,000
Other	739.65	1,373.13	74.06	0	0	0	0
Professional Fees	2,874.00	415.00	3,335.44	350	0	350	350
Telephone	583.46	641.07	546.53	1,000	140	1,140	1,200
Total Administrative	15,241.97	7,878.20	8,276.03	5,450	860	6,310	8,050
Maintenance							
Capital Improvements (A)			47,660.00	47,075			see below
Repairs	9,336.25	5,463.30	3,194.00	9,253	1,800	11,053	15,000
Lawns & Landscaping	10,564.58	10,453.49	15,416.09	17,808	1,530	19,338	20,000
Pest Control	2,549.29	2,581.77	2,549.29	2,289	260	2,549	2,600
Pool - Maintenance	6,182.50	4,796.28	6,529.62	6,490	900	7,390	7,500
Total Maintenance	28,632.62	23,294.84	75,349.00	82,915	4,490	40,330	45,100
Utilities							
Utilities - Total	18,416.65	21,423.26	18,446.15	12,588	3,000	15,588	16,000
Utility reimbursement	(5,869.59)	(7,481.22)	(5,881.94)	(4,782)	(800)	(5,582)	(5,600)
Total Utilities	12,547.06	13,942.04	12,564.21	7,806	2,200	10,006	10,400
Insurance	18,238.56	20,375.20	13,708.13	13,998	3,384	17,382	19,000
Total Expense	84,938.73	75,811.24	120,097.37	118,669	12,634	84,228	95,304
Net Ordinary Income	18,581.29	51,809.72	6,425.03	234,131	8,616	289,822	32,231
Debt Service	22,956.40	24,419.40	23,848.57	26,625	5,325	31,950	31,950
Net Income after Debt Service	(4,375.11)	27,390.32	(17,423.54)	207,506	3,291	257,872	281

(A) Capital Improvements for 2022 are estimated as follows:

Completion of pool improvements	7,000
Roof replacement due to hail damage	210,000
Concrete work	15,000
Total projection of capital improvements	232,000