

Century Gardens Homeowners Association
Approved Budget: January 1st 2022 - December 31st, 2022

446 UNITS	2021 Approved Monthly Budget	2021 Approved Annual Budget	2022 Approved Monthly Budget	2022 Approved Annual Budget
INCOME				
40001 Maintenance Fee	\$ 74,483.33	\$ 893,800.00	\$ 72,253.39	\$ 867,040.64
40002 Reserve Income	\$ 2,230.00	\$ 26,760.00	\$ 2,230.00	\$ 26,760.00
40011 Late Fee	\$ 833.33	\$ 10,000.00	\$ 416.67	\$ 5,000.00
40030 Screening Fees	\$ 625.00	\$ 7,500.00	\$ 1,000.00	\$ 12,000.00
40065 Violation Fees	\$ 41.67	\$ 500.00	\$ 41.67	\$ 500.00
40078 Late Fee Interest	\$ -	\$ -	\$ -	\$ -
40079 Clubhouse Fee	\$ 166.67	\$ 2,000.00	\$ 41.67	\$ 500.00
Total Income:	\$ 78,380.00	\$ 940,560.00	\$ 75,983.39	\$ 911,800.64
ADMINISTRATIVE EXPENSE				
50008 Accounting Fees (Audit)	\$ 333.33	\$ 4,000.00	\$ 333.33	\$ 4,000.00
50010 Bad Debt	\$ 83.33	\$ 1,000.00	\$ 83.33	\$ 1,000.00
50011 Bank Charges	\$ 20.83	\$ 250.00	\$ 20.83	\$ 250.00
50045 Legal Fees	\$ 458.33	\$ 5,500.00	\$ 541.67	\$ 6,500.00
50047 Annual Corporate Report	\$ 5.17	\$ 62.00	\$ 5.17	\$ 62.00
50050 License, Taxes, Permits - Pool/Spa	\$ 41.67	\$ 500.00	\$ 41.67	\$ 500.00
50075 Office Expenses	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
50082 Screening Fees Expense	\$ 166.67	\$ 2,000.00	\$ 208.33	\$ 2,500.00
50085 Postage & Printing	\$ 166.67	\$ 2,000.00	\$ 166.67	\$ 2,000.00
Sub-Total Admin. Costs:	\$ 1,401.00	\$ 16,812.00	\$ 1,526.00	\$ 18,312.00
INSURANCE				
52028 Property & Liability	\$ 1,054.38	\$ 12,652.50	\$ 1,355.00	\$ 16,260.00
52032 Umbrella Ins.	\$ 109.38	\$ 1,312.50	\$ 137.50	\$ 1,650.00
52035 D & O	\$ 154.17	\$ 1,850.00	\$ 153.00	\$ 1,836.00
52036 Fidelity Bond	\$ 29.17	\$ 350.00	\$ 29.17	\$ 350.00
Sub-Total Insurance:	\$ 1,347.08	\$ 16,165.00	\$ 1,674.67	\$ 20,096.00
UTILITIES				
54050 Electricity	\$ 4,166.67	\$ 50,000.00	\$ 4,166.67	\$ 50,000.00
54070 Water & Sewer	\$ 62.50	\$ 750.00	\$ 333.33	\$ 4,000.00
Sub-Total Utilities:	\$ 4,229.17	\$ 50,750.00	\$ 4,500.00	\$ 54,000.00
CONTRACTS				
60010 Alarm Services	\$ 9,565.83	\$ 114,790.00	\$ -	\$ -
60013 Cable Television	\$ 36,318.33	\$ 435,820.00	\$ 37,771.07	\$ 453,252.80
60062 Front Desk	\$ 1,416.67	\$ 17,000.00	\$ 2,031.25	\$ 24,375.00
60075 Janitorial Services	\$ 2,080.00	\$ 24,960.00	\$ 2,773.33	\$ 33,280.00
60092 Lawn Maintenance (30 cuts)	\$ 6,900.00	\$ 82,800.00	\$ 7,700.00	\$ 92,400.00
61000 Property Management	\$ 2,600.00	\$ 31,200.00	\$ 3,122.00	\$ 37,464.00
61020 Pool Service Contract	\$ 450.00	\$ 5,400.00	\$ 450.00	\$ 5,400.00
61045 Security Services	\$ 508.25	\$ 6,099.00	\$ 508.25	\$ 6,099.00
61046 Security Services - Camera Monitoring	\$ 500.00	\$ 6,000.00	\$ 400.00	\$ 6,000.00
61055 Trash Removal	\$ 41.67	\$ 500.00	\$ 41.67	\$ 500.00
61100 Bookkeeping Service	\$ 2,600.00	\$ 31,200.00	\$ 3,122.00	\$ 37,464.00
Sub-Total Contracts:	\$ 62,980.75	\$ 755,769.00	\$ 58,019.57	\$ 696,234.80
MAINTENANCE & REPAIRS				
70045 R&M Electrical	\$ 83.33	\$ 1,000.00	\$ 83.33	\$ 1,000.00
70048 R&M Gym Equipment	\$ 83.33	\$ 1,000.00	\$ 83.33	\$ 1,000.00
70060 R&M General	\$ 979.50	\$ 11,754.00	\$ 1,678.99	\$ 20,147.84
70065 R&M Janitorial Supplies	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
70074 Access Control	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
70095 R&M Pool	\$ 166.67	\$ 2,000.00	\$ 416.67	\$ 5,000.00
70100 R&M Fence	\$ 208.33	\$ 2,500.00	\$ 208.33	\$ 2,500.00
70105 Mulch/Soil Common	\$ 833.33	\$ 10,000.00	\$ 833.33	\$ 10,000.00
70135 Landscape Improvement	\$ 191.67	\$ 2,300.00	\$ 416.67	\$ 5,000.00
70138 Tree Trim/Replace	\$ 1,583.33	\$ 19,000.00	\$ 1,583.33	\$ 19,000.00
70139 Prepressure Cleaning (every 2 years)	\$ 1,062.50	\$ 12,750.00	\$ 1,062.50	\$ 12,750.00
70145 Drain Cleaning (every 3 years)	\$ 583.33	\$ 7,000.00	\$ 583.33	\$ 7,000.00
70150 Irrigation Maintenance	\$ 166.67	\$ 2,000.00	\$ 833.33	\$ 10,000.00
Sub-Total Maint. & Repairs:	\$ 6,192.00	\$ 74,304.00	\$ 8,033.15	\$ 96,397.84
RESERVE TRANSFER	\$ 2,230.00	\$ 26,760.00	\$ 2,230.00	\$ 26,760.00
TOTAL BUDGET	\$ 78,380.00	\$ 940,560.00	\$ 75,983.39	\$ 911,800.64
MONTHLY ASSOCIATION FEE	\$172.00	unit / month	\$167.00	unit / month