

**MILESTONE HOMEOWNERS ASSOCIATION**

**Operational Budget - 2021**

<u>Account</u>	<u>Description</u>	2019 Approved Budget	2020 Approved Budget	YTD As Of 7/31/2020	2020 Year-End Projections	2021 Approved Budget
<b>INCOME:</b>						
04025	Assessment Income	\$ 405,768.00	\$ 413,424.00	\$ 241,164.00	\$ 400,000.00	\$ 413,424.00
04031	Discount on Early Payment	\$ (3,000.00)	\$ (3,000.00)	\$ (38.16)	\$ (3,000.00)	\$ (3,000.00)
04040	Late Fee Income	\$ 3,000.00	\$ 3,000.00	\$ 2,205.00	\$ 3,635.00	\$ 3,000.00
04045	NSF Income		\$ -	\$ 495.00	\$ 255.00	\$ -
04090	Legal Fees Reimbursement	\$ 4,000.00	\$ 4,000.00	\$ 135.00	\$ 500.00	\$ 4,000.00
04070	Miscellaneous	\$ 250.00	\$ 250.00	\$ 21.25	\$ 250.00	\$ 250.00
04080	Owner Reimbursable Income	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00
04056	Homeowner Fines	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
04054	Pool Guest Passes	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ 300.00
04050	Operating Interest Income	\$ 600.00	\$ 600.00	\$ 353.88	\$ 600.00	\$ 600.00
04051	Interest Income - Reserves	\$ 3,800.00	\$ 3,335.00	\$ 1,687.49	\$ 3,184.00	\$ 3,335.00
04052	Less: Reserve Interest Income	\$ (3,800.00)	\$ -	\$ -	\$ (3,184.00)	\$ -
	Subtotal Income	\$ 412,618.00	\$ 423,609.00	\$ 246,023.46	\$ 402,440.00	\$ 423,609.00
<b>EXPENSES:</b>						
<b>General &amp; Administrative</b>						
06010	Audit & Accounting Fees	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 2,700.00
06070	Legal - Collection	\$ 4,000.00	\$ 4,000.00	\$ 135.00	\$ 1,000.00	\$ 4,000.00
06071	Legal - General	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 1,000.00	\$ 3,000.00
06020	Bank Charges	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
06021	Bad Debt Expense	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00
06045	Reserve Study Update	\$ -	\$ 4,000.00	\$ 592.80	\$ 2,500.00	\$ -
06100	Postage	\$ 5,500.00	\$ 4,500.00	\$ 828.76	\$ 2,500.00	\$ 4,500.00
06060	Insurance	\$ 15,000.00	\$ 15,000.00	\$ 10,251.96	\$ 15,000.00	\$ 15,000.00
06102	Coupon Printing	\$ 3,190.00	\$ 3,190.00	\$ 3,190.00	\$ 3,190.00	\$ 3,190.00
06110	Printing	\$ 3,500.00	\$ 2,750.00	\$ 2,662.15	\$ 3,500.00	\$ 2,750.00
06140	Meeting Expense (Minute Taker)	\$ 2,100.00	\$ 2,100.00	\$ 1,050.00	\$ 2,100.00	\$ 2,100.00
06130	Meeting Room Rental	\$ 550.00	\$ 550.00		\$ 200.00	\$ 550.00
06055	County Commission	\$ 3,200.00	\$ 3,200.00	\$ 1,575.00	\$ 1,575.00	\$ 3,200.00
06150	Misc. Administrative	\$ 7,500.00	\$ 6,770.00	\$ 4,262.18	\$ 7,500.00	\$ 7,564.75
06090	Communications (Electronic)	\$ 500.00	\$ 509.89	\$ 40.00	\$ 500.00	\$ 500.00
06080	Social Committee	\$ 3,000.00	\$ 3,000.00	\$ 8.77	\$ 250.00	\$ 3,000.00
	General & Administrative	\$ 58,240.00	\$ 59,769.89	\$ 24,596.62	\$ 48,015.00	\$ 56,554.75
<b>Utilities</b>						
06510	Electricity	\$ 2,200.00	\$ 2,200.00	\$ 804.29	\$ 2,200.00	\$ 2,200.00
	Utilities	\$ 2,200.00	\$ 2,200.00	\$ 804.29	\$ 2,200.00	\$ 2,200.00

<u>Account</u>	<u>Description</u>	2019	2020	2020	2020	2021
		Approved Budget	Approved Budget	As Of 7/31/2020	Year-End Projections	Draft Budget
<b>Pool</b>						
06401	Pool Management Contract	\$ 64,722.96	\$ 75,000.00	\$ 50,468.00	\$59,561.36	\$ 75,000.00
06410	Furniture	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
06405	Electricity	\$ 6,500.00	\$ 5,000.00	\$ 2,563.92	\$ 3,500.00	\$ 5,000.00
06425	Pool Repairs	\$ 4,400.00	\$ 4,400.00	\$ 7,459.25	\$ 8,400.00	\$ 4,400.00
06430	Supplies	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
06435	Telephone	\$ 550.00	\$ 550.00	\$ 334.38	\$ 550.00	\$ 550.00
06440	Water	\$ 8,000.00	\$ 8,000.00	\$ 2,110.23	\$ 8,000.00	\$ 8,000.00
06416	Pool Pass Printing	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,000.00	\$ 1,500.00
					\$ -	
	Swimming Pool	\$ 87,672.96	\$ 96,450.00	\$ 62,935.78	\$ 81,011.36	\$ 96,450.00
<b>Maintenance</b>						
06345	Tree Maintenance / Replacement	\$ 8,500.00	\$ 8,000.00	\$ 3,465.00	\$ 8,000.00	\$ 9,000.00
06346	Leaf Removal	\$ 9,000.00	\$ 8,500.00	\$ -	\$ 9,000.00	\$ 9,000.00
06325	Gen. Maint. & Repair	\$ 2,000.00	\$ 2,000.00	\$ 325.00	\$ 2,000.00	\$ 2,000.00
06330	Electrical Repairs	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
06319	Landscape Other	\$ 2,350.00	\$ 1,500.00	\$ 1,100.00	\$ 1,500.00	\$ 1,500.00
06347	Fence Maintenance	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 500.00	\$ 1,000.00
06344	Tot Lot Maintenance	\$ 4,500.00	\$ 4,000.00	\$ 4,320.00	\$ 4,320.00	\$ 4,500.00
06311	Sign Maintenance	\$ 500.00	\$ 500.00	\$ -	\$ 200.00	\$ 500.00
	Maintenance	\$ 28,850.00	\$ 26,500.00	\$ 9,210.00	\$ 26,520.00	\$ 28,500.00
<b>Contract Services</b>						
06610	Lawn Maint. & Landscaping	\$ 96,005.00	\$ 96,005.00	\$ 54,816.00	\$ 96,006.00	\$ 96,005.00
06620	Janitorial Services	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
06630	Trash Removal	\$ 36,300.00	\$ 36,300.00	\$ 21,168.96	\$ 36,300.00	\$ 36,400.00
06640	Snow Removal	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00
06655	Property Management Fees	\$ 54,663.84	\$ 55,757.11	\$ 32,525.01	\$ 55,757.11	\$56,872.25
				\$ -	\$ -	\$ -
	Contract Services	\$ 198,468.84	\$ 199,562.11	\$ 108,509.97	\$ 198,063.11	\$ 200,777.25
07215	Property Taxes	\$ 1,600.00	\$ 1,400.00	\$ 810.47	\$ 810.47	\$ 1,400.00
07210	Income Taxes	\$ 1,500.00	\$ 1,000.00	\$ 1,585.00	\$ 1,585.00	\$ 1,000.00
08600	Operating Contingency	\$ 1,613.20	\$ -	\$ -	\$ -	\$ -
	Taxes	\$ 4,713.20	\$ 2,400.00	\$ 2,395.47	\$ 2,395.47	\$ 2,400.00
<b>Reserves</b>						
07150	Reserve Contributions	\$ 32,473.00	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00	\$ 33,392.00
07156	Transfer Interest to Reserves	\$ -	\$ 3,335.00	\$ 1,687.49	\$ 3,335.00	\$ 3,335.00
	Reserve Contributions	\$ 32,473.00	\$ 36,727.00	\$ 35,079.49	\$ 36,727.00	\$ 36,727.00
	<b>TOTAL EXPENSES</b>	\$ 412,618.00	\$ 423,609.00	\$ 243,531.62	\$ 394,931.94	\$ 423,609.00