

LAKE SAYWER SOUTH COMMUNITY ASSOCIATION, INC.

PROPOSED BUDGET

YEAR ENDING DECEMBER 31, 2022

	2021 Budget	2022 Proposed
Master Common Area Assessment - 744 units at \$137.00		
Single Family Assessment - 604 Units:	134.35	137.00
Townhomes Assessment - 140 Units (includes Master Common Assessment) :	564.10	664.00
Master Common Area	399,825.60	407,712.00
Townhomes	240,660.00	295,120.00
TOTAL INCOME	<u>\$ 640,485.60</u>	<u>\$ 702,832.00</u>

COMMON AREA EXPENSES

GENERAL & ADMINISTRATIVE

6020 - Audit Fees / Tax Preparation / Tax Payment	3,700.00	3,700.00
6040 - Legal Fees	3,300.00	4,800.00
6080 - Bank Fees / Coupon Books	3,500.00	3,537.00
6090 - Postage	3,700.00	3,700.00
6095 - Copies / Printing	5,000.00	5,000.00
6110 - Insurance	24,000.00	24,000.00
6160 - Management Fees	33,000.00	33,600.00
6220 - Corporate Annual Report	61.25	62.00
6230 - Meeting Expenses	300.00	300.00
6240 - Bad Debt	7,000.00	7,000.00
6380 - Reserve Study	2,050.00	4,100.00
6390 - Miscellaneous	369.35	400.00
6400 - Community Events	2,500.00	1,500.00
6410 - Violation Enforcement	5,500.00	6,000.00
Total Management & Administrative	\$ 93,980.60	\$ 97,699.00

GROUNDS MAINTENANCE

6510 - Grounds Maintenance	95,984.00	98,864.00
6530 - Mulch	10,500.00	10,500.00
6540 - Plant Replacement	6,000.00	4,500.00
6550 - Tree Trim / Removal / Replacement	8,500.00	7,000.00
6560 - Sod Replacement	2,500.00	2,500.00
6610 - Irrigation - Repairs / Maintenance	12,500.00	10,500.00
6620 - Backflow Certification	360.00	360.00
6640 - Electrical Repairs	750.00	750.00
6660 - Conservative Area / Fence	500.00	500.00
6670 - Signage - Repairs / Maintenance	750.00	400.00
6750 - Fountain Maintenance	600.00	600.00
6790 - Handyman Services	500.00	500.00
6830 - Pressure Washing	18,000.00	18,500.00
6835 - Pond Maintenance	7,800.00	7,800.00
6845 - Holiday Decoration	6,000.00	5,000.00
Total Grounds Maintenance	\$ 171,244.00	\$ 168,274.00

ACCESS CONTROL

6975 - Pool Camera Monitoring	750.00	6,240.00
6980 - Security	21,000.00	21,000.00
6990 - Security Gate Phone	2,925.00	1,055.00
6995 - Administrative	250.00	250.00
Total Access Control	\$ 24,925.00	\$ 28,545.00

AMENITY MAINTENANCE

7010 - Pool Operation	18,300.00	16,200.00
7030 - Pool Permit	315.00	325.00
7050 - Pool Fence Repair	1,000.00	1,500.00
7055 - Locks / Keys	200.00	200.00
7100 - Bathhouse Cleaning	3,650.00	5,400.00
7110 - Bathhouse Supplies	300.00	300.00
7150 - Termite Bond	250.00	250.00
7160 - Pest Control	800.00	840.00

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7200 - Electricity - Pool/BH	16,000.00	14,000.00
7210 - Water/ Sewer	1,500.00	2,200.00
7310 - Repairs / Supplies	4,500.00	7,100.00
7320 - General Improvements	7,000.00	5,500.00
Total Amenity Maintenance	\$ 53,815.00	\$ 53,815.00
UTILITIES		
7810 - Electricity - Common Areas	2,000.00	1,600.00
7850 - Utilities - Irrigation Water	16,500.00	14,500.00
Total Utilities	\$ 18,500.00	\$ 16,100.00
RESERVES EXPENSES		
8005 - Reserves - Pooled	20,000.00	25,316.00
8030 - Reserves - Cabana Roof	767.00	765.00
8050 - Reserves - Cabana Interior (Bathroom)	1,896.00	1,894.00
8060 - Reserves - Pool Resurface	5,892.00	6,500.00
8070 - Reserves - Pool Furniture	4,005.00	4,004.00
8105 - Reserves - Putting Green	1,000.00	1,000.00
8115 - Reserves - Tennis / Basketball	3,801.00	3,800.00
Total Reserves - Common	\$ 37,361.00	\$ 43,279.00
TOWNHOME EXPENSES		
TOWNHOMES EXPENSE		
8315 - Legal Fees - TH	10,000.00	5,000.00
8320 - Landscape	64,750.00	66,693.00
8325 - Sprinkler Repairs / Maintenance	5,000.00	7,500.00
8340 - Landscape Replacement	3,600.00	3,600.00
8345 - Tree Trimming - TH	6,500.00	4,208.00
8350 - Exterior Repairs - Buildings	4,500.00	3,000.00
8355 - Pressure Washing	14,500.00	14,500.00
8360 - Termite Bond	12,360.00	12,360.00
8370 - Miscellaneous - Buildings	500.00	672.00
8410 - Electric	300.00	325.00
8415 - Utilities - TH Irrigation Water	9,350.00	10,250.00
8425 - Mailbox Kiosk	1,000.00	500.00
Total Townhomes Expense	\$ 132,360.00	\$ 128,608.00
TOWNHOMES RESERVES		
8010 - Reserves - Pooled TH	0.00	14,476.00
8090 - Reserves - Roof Berkshire	78,897.00	108,849.00
8100 - Reserves - Paint	14,103.00	27,887.00
8120 - Reserves - Courtyard Fences	15,300.00	15,300.00
Total Reserves - Townhomes	108,300.00	\$ 166,512.00
Total Common Area Expenses	399,825.60	407,712.00
Total Townhomes Expenses	240,660.00	295,120.00
TOTAL EXPENSES	<u>\$ 640,485.60</u>	<u>\$ 702,832.00</u>

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RESERVE CALCULATIONS					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance 12/31/21	Annual Reserve Amount
Reserves - Allocated Common across all Common accounts					
Reserves - Site Elements, Cabana Elements & Pool Elements	10-25	0-19	241,490.00	71,094.70	25,315.70
Reserves - Pool Resurface	8-25	7-17	66,355.00	13,156.32	6,499.62
Reserves - Pool Furniture	12	6	31,000.00	6,978.11	4,003.65
Reserves - Cabana Roof	12-18	6	10,000.00	5,413.33	764.45
Reserves - Cabana Interior (Bathroom)	20	15	41,000.00	12,599.12	1,893.39
Reserves - Cabana Painting	5-7	1	3,500.00	6,879.40	0.00
Reserves - Putting Green	10	7	8,740.00	4,023.27	673.82
Reserves - Tennis / Basketball	4-25	4-22	66,445.00	15,056.82	3,601.38
Reserves - Reserve Study	2	1	4,100.00	2,050.00	2,050.00
Reserves - Allocated TH across all TH accounts					
Reserves - Roof Berkshire	12-20	5-7	1,055,250.00	428,000.00	108,848.16
Reserves - Paint	5-7	7	296,250.00	101,041.66	27,886.91
Reserves - Courtyard Fences	15-20	7-9	115,280.00	31,634.83	10,724.54
Reserves - Pooled TH	3-65	2-17	324,043.00	194,427.67	14,475.25
Total Reserves				\$ 892,355.23	\$ 206,736.88

DISCLAIMER: THE BUDGET AND FIGURES ARE IN GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.