

OAK BEND TOWNHOMES ESTIMATED AND DEVELOPER PROPOSED BUDGET				
Fiscal year January 1, 2022 through December 31, 2022				
32 LOTS				
		Proposed Budget 2021	Proposed Budget Per Month	Proposed Budget Per Lot
INCOME				
4110	Operating Assessments	\$77,568.00	\$6,464.00	\$2,424.00
4113	Reserve Assessments	\$24,192.00	\$2,016.00	\$756.00
	Total Assessments	\$101,760.00	\$8,480.00	\$3,180.00
GROUNDS MAINTENANCE				
6200	Contingency	\$900.00	\$75.00	\$28.13
6450	Irrigation Repairs & Maint.	\$1,800.00	\$150.00	\$56.25
6545	Landscape Maint. - Contract	\$20,000.00	\$1,666.67	\$625.00
6555	Landscape Mulch	\$2,500.00	\$208.33	\$78.13
6560	Landscape Replacement	\$1,500.00	\$125.00	\$46.88
6570	Tree trimming	\$1,000.00	\$83.33	\$31.25
6675	Repairs & Maint. General	\$5,000.00	\$416.67	\$156.25
AMENITIES				
7225	Amenity Maint. Repair	\$2,000.00	\$166.67	\$62.50
7250	Cabana Cleaning & Supplies	\$3,900.00	\$325.00	\$121.88
7255	Pest Control - Termite & Cabana	\$600.00	\$50.00	\$18.75
7370	Pool Contract Service	\$5,100.00	\$425.00	\$159.38
7130	Misc	\$1,100.00	\$91.67	\$34.38
7140	Misc	\$500.00	\$41.67	\$15.63
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UTILITIES				
7620	Electricity - General	\$7,000.00	\$583.33	\$218.75
7625	Streetlights	\$4,800.00	\$400.00	\$150.00
7690	Water for Amenity	\$1,500.00	\$125.00	\$46.88
	Termite Bond	\$4,000.00	\$333.33	\$125.00
MANAGEMENT & ADMIN.				
8020	Bank Charges	\$150.00	\$12.50	\$4.69
8030	Corp. Annual Report	\$61.25	\$5.10	\$1.91
8040	CPA Services	\$250.00	\$20.83	\$7.81
8400	Insurance - D&O and Liability	\$5,625.00	\$468.75	\$175.78
8480	Legal Expense	\$500.00	\$41.67	\$15.63
8560	Management Fee	\$7,200.00	\$600.00	\$225.00
8600	Misc. Administrative Expenses	\$1,207.76	\$100.65	\$37.74
8970	Uncollectable/Bad Debt Exp.	\$500.00	\$41.67	\$15.63
	TOTAL OPERATING EXPENSE	\$79,194.01	\$6,599.50	\$2,474.81
RESERVES				
	Pooled Reserve	\$22,566.67	\$1,880.56	\$705.21
	TOTAL EXPENSE	\$101,760.68	\$8,480.06	\$3,180.02
	NET INCOME	-\$0.68	-\$0.06	-\$0.02
2022 Annual Assessment, collected monthly at				