

# Beach Club Home Owners Association

## 2021 Operating Budget

		<b>Notes</b>
	HOA Monthly Fee 291	No increase in dues. \$291 per month.
<b>Homeowner Fees</b> Including Insurance	285,360	Gross income @ \$291 per month.
Less Reserve Fund	-69,000	Standard Reserve Fund Contribution. \$70.00/mth
Less Reserve Fund Replenishment	<u>-11,244</u>	Make up Reserve Fund Contribution. \$11.13/mth through 2022
Net Operating Income	205,116	Net Operating Income before 'other items'.
Capital Contribution		Not Budgeted
Late Fee		Not Budgeted
Interest Received		Not Budgeted
Other Income		Not Budgeted
Operating Funds Available	<u><b>205,116</b></u>	Net Operating Income after 'other items'.
<b>Administration</b>	<u><b>35,250</b></u>	Total Administration Expense
Management Fees	14,000	Management fee and other minor expenses
General Administration	8,500	\$7,5K for updated Reserve Fund. \$1K for General admin.
Postage	1,000	Postage
Social/Meetings	1,000	Meeting expenses
Taxes	750	Annual tax return
Legal Fees	10,000	Provision for Legal Fees.
<b>Insurance</b>	<u><b>45,084</b></u>	
<b>Maintenance/Repair ( Non Reserve)</b>	<u><b>48,975</b></u>	
General Maintenance	30,000	General Maintenance
Gutter Cleaning	1,500	Gutter Cleaning
Roof Repair	10,000	Roof Repair. Provision; 20 homes at \$500 per home
Water Intrusion	5,000	Water Intrusion. Non Horton Construction damage
Pest Control	2,475	Pest Control. Killingworth contract for Ryan Homes
<b>Landscape</b>	<u><b>75,500</b></u>	
Maintenance	60,000	General contract
Irrigation	3,000	Irrigation repairs
Tree & Shrub	2,000	New/Replacement Trees & Shrubs
Pine Straw	3,000	
Utilities ( Water & Electricity)	5,000	Water & Electricity for irrigation system
Other	2,500	Other Landscape items.
<b>Total Expenditure</b>	<u><u><b>204,809</b></u></u>	
Income over Expenditure	<b>307</b>	

### Special Note:

**No provision is made to cover any DR Horton Deck repairs, wood and Durodeck and or water intrusion from Decks.**

**These will be funded by Special Assessments as incurred through the year.**