

**Whispering Ridge HOA
FINAL 2021-22 Budget**

	2020-2021 ANNUAL BUDGET	2021-2022 ANNUAL BUDGET	2021-2022 MONTHLY BUDGET	2021-2022 PER UNIT / MONTH	% CHANGE
REVENUE					
Assessment Income	491,400.00	548,100.00	45,675.00	145.00	12%
TOTAL REVENUE	491,400.00	548,100.00	45,675.00	145.00	12%
UTILITIES					
Water	60,000.00	80,000.00	6,666.67	21.16	33%
Gas & Electric	42,000.00	42,000.00	3,500.00	11.11	0%
Telephone	1,350.00	1,350.00	112.50	0.36	0%
TOTAL UTILITIES	103,350.00	123,350.00	10,279.17	32.63	19%
COMMON AREA MAINTENANCE					
Common Area Cleaning	17,435.00	19,000.00	1,583.33	5.03	9%
Pool Service	9,200.00	9,000.00	750.00	2.38	-2%
Pool Repair & Maintenance	17,000.00	18,500.00	1,541.67	4.89	9%
Repairs & Maintenance	13,000.00	5,000.00	416.67	1.32	-62%
Contingency	0.00	26,320.00	2,193.33	6.96	0%
Supplies	500.00	500.00	41.67	0.13	0%
Tennis Court Maintenance	2,100.00	2,800.00	233.33	0.74	33%
Pest Control	1,300.00	1,300.00	108.33	0.34	0%
TOTAL REPAIRS & MAINTENANCE	60,535.00	82,420.00	6,868.33	21.80	36%
LANDSCAPING					
Landscaping	104,304.00	105,000.00	8,750.00	27.78	1%
Landscape Extras	19,000.00	10,000.00	833.33	2.65	-47%
Landscape Supplies	1,700.00	0.00	0.00	0.00	-100%
Tree Care	1,000.00	1,000.00	83.33	0.26	0%
Sprinkler Repairs	2,500.00	2,500.00	208.33	0.66	0%
TOTAL LANDSCAPING	128,504.00	118,500.00	9,875.00	31.35	-8%
SURVEILLANCE & SAFETY					
Monitoring	36,000.00	36,000.00	3,000.00	9.52	0%
TOTAL SURVEILLANCE & SAFETY	36,000.00	36,000.00	3,000.00	9.52	0%
ADMINISTRATIVE					
Office Expenses	13,000.00	13,000.00	1,083.33	3.44	0%
Storage Fees	500.00	600.00	50.00	0.16	20%
Website	600.00	500.00	41.67	0.13	-17%
Annual Meeting Expense	1,200.00	1,200.00	100.00	0.32	0%
Audit & Tax Preparation	1,350.00	1,400.00	116.67	0.37	4%
Bad Debt Writeoffs	500.00	300.00	25.00	0.08	-40%
Legal Fees	1,500.00	1,500.00	125.00	0.40	0%
Collection Expense	500.00	750.00	62.50	0.20	50%
Reserve Study	400.00	500.00	41.67	0.13	25%
Insurance	9,000.00	9,000.00	750.00	2.38	0%
Events	1,200.00	1,200.00	100.00	0.32	0%
Income Taxes	3,400.00	3,400.00	283.33	0.90	0%
License & Fees	400.00	400.00	33.33	0.11	0%
Community Management	35,102.00	34,080.00	2,840.00	9.02	-3%
TOTAL ADMINISTRATIVE	68,652.00	67,830.00	5,652.50	17.94	-1%
TOTAL OPERATING EXPENSES	397,041.00	428,100.00	35,675.00	113.25	8%
RESERVES	94,359.00	120,000.00	10,000.00	31.75	27%
TOTAL OPERATING & RESERVES	491,400.00	548,100.00	45,675.00	145.00	12%
NET INCOME/LOSS	0.00	0.00	0.00	0.00	0.00