

Final Plantation Master Association Budget 2021-2022 - Approved Sept. 14, 2021

A Fund Budget 2021-2022	
Income	
A Fund Dues inc. based on \$80 annually	\$ 20,560.00
Interest from "A" fund Savings (est.)	\$ 200.00
Set-up Fees (est.)	\$ 600.00
Misc Income (est.)	\$ 200.00
Total Income	\$ 21,560.00
Expenses	
Accounting	\$ 2,500.00
Office Expenses	\$ 2,600.00
Income Tax	\$ 100.00
Tax Preparation	\$ 200.00
Property Taxes	\$ 60.00
D&O Liability Insurance	\$ 1,050.00
Legal	\$ 5,000.00
Holiday Expenses - Luminaria	\$ 3,150.00
Flag Expenses	\$ 1,000.00
Record Storage Expense	\$ 460.00
Annual Meeting	\$ 200.00
Misc Admin-Set up Fees	\$ 600.00
Total Expenses	\$ 16,920.00
Expenses Short of income	\$ -

Current A MM Savings (Est. 9-30-2021)	\$ 79,500.00
Dues-New #s-257 homeowners x \$80	\$ 20,560.00
Expenses 2021-2022	\$ (16,920.00)
End Budget 2021-2022 likely final A Funds	\$ 83,140.00

Addition to Gramarcy Lane - 3 new lots in A & B Funds	
In 2021 A Fund Dues Income based on \$80 Annual Dues	
254 HO @ \$80 = \$20,320.00	

The 2021-2022 Budgets were based on the 3 new lots at the end of Gramarcy Lane being platted, but filing of final plat has been delayed; until that is accomplished the 3 lots can not be assessed.

B Fund Budget 2021-2022	
Income	
Dues	\$ 68,680.00
Interest from "B" Fund Savings	\$ 300.00
Misc Income	\$ -
Total Income	\$ 68,980.00
Administrative Expenses	
Accounting	\$ 4,000.00
Property Management	\$ 2,600.00
Property & Liability Ins. B-FUND	\$ 1,200.00
Income Tax	\$ 200.00
Total Administration	\$ 8,000.00
Maintenance Expenses	
Landscape Contract	\$ 40,860.00
Sprinkler Maint	\$ 10,000.00
Electric Power	\$ 2,800.00
Other Major Maint	\$ 600.00
Pond Maint	\$ 3,100.00
Tree/shrub Replacement	\$ 14,000.00
Tree Trimming	\$ 6,000.00
Well Maintenance	\$ 1,500.00
Addtl. Landscape/Grounds Islands	\$ 2,500.00
Holiday expense-entry holiday lights	\$ 1,400.00
Total Property Maintenance	\$ 82,760.00
Total Operating Expenses	\$ 90,760.00
Annual DUES	\$ (68,680.00)
Needed from Contingency Fund	\$ 22,080.00

B Fund Dues Income based on \$85 Qtly Dues (\$340 annually)	
<i>Equivalent</i> 202 lots of B-Fund Dues income	\$ 68,680.00
Expenses	\$ (90,760.00)
Difference - short of income	\$ (22,080.00)
End 2020-2021 budget possible remaining B Fd	\$ 80,500.00
Remaining after meeting 21-22 Budget Year	\$ 58,420.00