Featherstone HOA
2022 Budget Forecast

2021 - 2022 HOA Dues including Lien Fees as of 12/31/2021		$ 95,514.00
TOTAL POTENTIAL REVENUE		$ **95,514.00**

EXPENSES

Landscaping

Annual Lawn Maintenance	$ 53,292.00	
Pond Maintenance	$ 3,650.00	
Tree Maintenance (common area trees)	$ 1,000.00	
Watering (common area trees)	$ -	
Lawn Maintanence (outside items not in annual contract)	$ 500.00	
Total Landscaping		$ **58,442.00**

Insurance Expense

Liability Insurance Expense	$ 4,774.00	
Total Insurance Expense		$ **4,774.00**

Legal and Other Professional Fees

CPA Acconting Fees	$ 150.00	
Lein Filing fees	$ 750.00	
Other Legal Fees	$ 550.00	
Total Legal and Other Professional Fees		$ **1,450.00**

Repairs & Maintenance Expense

Splash Pad Repairs	$ 500.00	
Playground Repairs	$ 500.00	
Irrigation System Repairs	$ 1,800.00	
Fence Repairs	$ 1,000.00	
Total Repairs & Maintenance Expense		$ **3,800.00**

Utilities Expense

Water & Sewer	$ 7,600.00	
Electric	$ 1,205.99	
Garbage (common areas)	$ 500.00	
Total Utilities Expense		$ **9,305.99**

Office Expense

Supplies	$ 240.00	
Postage	$ 900.00	
Total Office Expense		$ **1,140.00**

Other Expense

Management Fees Expense	$ 15,662.00	
Meals (HOA Annual Gathering/Meeting)	$ 4,980.00	
Bank Fees	$ 50.00	
Website Expenses	$ 540.00	
HOA Signage	$ 100.00	
Total Other Expense		$ **21,332.00**

TOTAL EXPENSES		$ 119,745.99
NET INCOME		$ **(24,231.99)**

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2022.

The potentail deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.

In 2021, the Developer contributions totaled $8680.00

The Featherstone HOA bank balance as of 12/28/2021 IS $2297.77 (2022 Prepays are included in the 12/28/2021 bank balance)