

Maplewood Master Homeowners Association
Approved Budget
2024

| Account Name | Account Number | 2023 Proposed Budget | 2024 Proposed Budget |
|---|----------------|----------------------|----------------------|
| Income | | | |
| Income: Assessments | 6310 | 317,865 | 452,315 |
| Income: Reserve Assessment | 6320 | 24,995 | 24,995 |
| Income: Application Fee Income | 6330 | 1,500 | 1,500 |
| Income: Interest Reserves | 6390 | 20 | 20 |
| Income: Late Fees & Interest | 6410 | 250 | 250 |
| Income: Miscellaneous Income | 6920 | 400 | 400 |
| Total Income | | 345,030 | 479,480 |
| Total Operating Income | | 345,030 | 479,480 |
| Expense | | | |
| Administrative Expenses | | | |
| | 7000 | | |
| Administrative Expenses: Management Fees | 7010 | 23,184 | 24,500 |
| Administrative Expenses: Project Management Fees | | 2,425 | 2,600 |
| Administrative Expenses: Office Expenses | 7140 | 3,500 | 3,500 |
| Administrative Expenses: Website Maintenance | 7145 | 750 | 750 |
| Administrative Expenses: Tax Return Review & Prep | 7150 | 300 | 400 |
| Administrative Expenses: Legal Fees | 7160 | 2,000 | 24,000 |
| Administrative Expenses: Consulting Fees (Reserve Study & Financial Review) | 7170 | 900 | 9,000 |
| Administrative Expenses: Licenses & Permits | 7240 | 600 | 600 |
| Administrative Expenses: Annual Division Fees | 7250 | 61 | 65 |
| Administrative Expenses: Permits | 7251 | 500 | 500 |
| Administrative Expenses: Bad debt | 7710 | 2,000 | 2,000 |
| Administrative Expenses: Miscellaneous | 7720 | 0 | - |
| Administrative Expenses: Social Events | 7740 | 600 | 600 |
| Total Administrative Expenses | | 36,820 | 68,515 |
| Building Expenses | | | |
| | 8000 | | |
| Building Expenses: Insurance-Property/GL/D&O/Crime | 7810 | 16,000 | 21,000 |
| Building Expenses: Building Maintenance/Supplies | 8010 | 8,000 | 6,000 |
| Building Expenses: Janitorial | 8030 | 0 | - |
| Building Expenses: Holiday Decorating | 8040 | 2,000 | 3,000 |
| Building Expenses: Camera Maintenance | 8060 | 1,000 | 1,000 |
| Building Expenses: CCTV Sytem Upgrades | | 0 | - |
| Total Building Expenses | | 27,000 | 31,000 |
| Landscaping | | | |
| | 8500 | | |
| Landscaping: Grounds Maintenance | 8510 | 12,000 | 15,000 |
| Landscaping: Plants/Mulch/Sod/Tree | 8520 | 19,000 | 21,000 |
| Landscaping: Tree Trimming Common Areas/ROW | 8530 | 6,000 | 7,000 |
| Landscaping: Tree Trimming - B&D Easement | 8535 | 4,000 | 5,000 |
| Landscaping: Irrigation Repairs/Maintenance | 8540 | 2,500 | 3,000 |
| Landscaping: Lake Treatment | 8550 | 2,839 | 3,200 |
| Landscaping: Landscape Design Fees B&D Ease | 8560 | 1,180 | - |
| Landscaping: Preserve Maintenance | 8565 | 16,500 | 15,000 |
| Landscaping: B&D Maint. & Replacements | 8570 | 15,224 | - |
| Total Landscaping | | 79,242 | 69,200 |
| Pool Facility | | | |
| | 8600 | | |
| Pool Facility: Pool Cleaning Contract | 8610 | 6,600 | 7,200 |
| Pool Facility: Pool Janitorial | 8615 | 2,600 | 2,800 |
| Pool Facility: Pool Maintenance/Repairs | 8620 | 4,500 | 5,000 |
| Total Pool Facility | | 13,700 | 15,000 |
| Utilities | | | |
| | 8900 | | |
| Utilities: Cable TV | 8910 | 164,041 | 241,200 |
| Utilities: Electricity | 8920 | 20,000 | 22,400 |
| Utilities: Water & Sewer | 8930 | 4,410 | 2,500 |
| Utilities: Camera Internet | 8950 | 1,500 | 2,500 |
| Total Utilities | | 189,951 | 268,600 |
| Total Operating Expense | | 346,714 | 452,315 |
| Reserves Funding (POOLED CASH FLOW METHOD) | | | |
| | 9900 | | |
| Reserves Funding: Reserve Transfer - Fence | 9910 | 0 | 24,995 |
| Reserves Funding: Reserve Transf-Paving & Signs | 9920 | 0 | |
| Reserves Funding: Reserve Transfer - Pool | 9930 | 0 | |
| Reserves Funding: Reserve Transf - Wells & Pumps | 9950 | 0 | |
| Reserves Funding: Reserve Interest | 9990 | 0 | |
| Total Reserves Funding | | 24,995 | 24,995 |
| Total Operating Expense & Reserves | | 371,709 | 477,310 |
| Total Operating Income | | 345,030 | 479,480 |
| Total Operating Expense | | 371,709 | 477,310 |
| NOI - Net Operating Income | | -26,679 | 2,170 |
| Total Income & Retained Earnings | | 371,709 | 477,310 |
| Total Expense | | 371,709 | 477,310 |
| Net Income | | 0 | - |
| Reserves Per Unit Per Quarter | | 29 | 29 |
| Operating Expenses & Reserves Per Unit Per Quarter | | 428 | 550 |
| Retained Earnings Used to Lower Fees | | -26,679 | 2,170 |
| Quarterly Dues | | 395 | 550 |