

DRAFT 2021 VS 2022 Annual Operational Inc/Expenses					
Cat	Accnt#	Description	2021	2022	Description of Actual 2021 and Planned 2022 Non-Discretionary Expenses.
Revenue	40000	Annual Assoc Dues	\$94,728	\$95,201	2022 plan only includes an initial partial dues increase as authorized by the Board and pending an additional increase authorized by a majority homeowner agreement.
	40100	Late Fees/Fines	\$50	\$0	Late fees and fines are never pre-planned
	40200	Interest Inc -All Accnts	\$1,140	\$1,089	Includes all interest earned from checking, dues income account, MoneyMkt Cap Reserve, and Capital Asset Reserves in 3 CDs
	40300	Misc/Spec Assess/Trans Fees	\$1,300	\$500	Planned from transfer fees paid for 2 home sales at \$250 each.
	Total	Total Annual Income	\$97,218	\$96,790	
NON-DISCRETIONARY EXPENSES	50100	Prof Prop Mgt & Bank Srvcs	\$5,600	\$7,500	2021 cost for AssociaAz was \$750/mo and terminated Sep 30th. 2022 plan is for \$750 March through Dec with a new Professional Property Mgt firm if not assumed by volunteers.
	50200	Accntg/Bookkeeping Fees	\$1,192	\$1,275	2021 CPA Tax accountant fees were added approx \$450 to cover incorrect financial mgt by AssociaAZ who was then terminated Sep 30th. 2022 plan includes \$775 costs for tax accounting by CPA and for correcting AssociaAz mischarges and IRS forms 1099. Also includes \$500 for bookkeeper Jan through March.
	50300	Admn/Legal/PBLaw	\$1,315	\$1,200	Monthly legal retainer from Brown Law Grp = \$100/mo
	50400	Postage/Delv/Ofc-MailSupp	\$192	\$50	2021 AssociaAz postage fees undocumented. 2022 postage fees are minimal by using digital communications.
	50500	Prnt/Repro/Scans/Storage	\$780	\$50	2021 AssociaAz file fees undocumented. 2022 file fees are minimal by using digital filing.
	50000	Tot Prof/Admn Srvcs	\$9,079	\$10,075	
	50700	HomeownerExp Reimbursement	\$0	\$500	2021 not needed. 2022 budget plan is emergency status only.
	60100	Maint/Repair/Handyman	\$1,175	\$1,940	Cost of minor repair/maintenance has been increasing as facility continues to age.
	60150	Gen R/M Sup/Fees	\$957	\$2,068	Cost of minor repair/maintenance has been increasing as facility continues to age.
	60400	Electrical Repair/Handyman	\$805	\$750	2021 Major lampposts repaired. 2022 plan hopefully will decrease.
	60500	Equip Rental Fees	\$328	\$300	Historical annual cost for last 4-5 years.
	61000	Taxes: Fed/St-Income/Co-Proprty	\$1,050	\$1,478	No increase expected due to 2022 tax for 2021 negative profit; however Associa never paid \$440 taxes for CDON in 2021.
	62000	Insurance	\$4,908	\$4,906	2022 planned w/o increase in insurance fees.
	63200	Groundskeeping	\$16,140	\$19,200	2022 plan based on current minor groundskeeper fees but could increase when managed by a licensed landscaper.
	63250	Weedspray/Chem/Sup	\$3,572	\$3,300	2022 Pre-Emergent weedspray service might be incorporated by a licensed landscaper.
	63275	Repair Storm-Damaged Grounds	\$2,730	\$800	2021 costs due to extrodinary monsoon storm damage to 58 trees.
	63300	Irrigation Repair	\$4,966	\$700	2021 major irrigation repair under road and other damaged areas.
	63400	Emergency Tree Service	\$9,573	\$8,600	Annual trimming of large trees rotated every year.
	64000	Wall Repairs/Paint	\$0	\$450	2022 some cracks in perimeter wall could use caulking.
	65100	Backflow	\$0	\$420	Backflow inspection service charging \$210 for 2021 (forgot to bill CDON) & 2022
	65200	Pool/Spa Contract	\$3,380	\$4,820	Pool service rates increased in mid 2021; new 2021 fees remain same for 2022.
	65300	Pool-Janitorial	\$1,175	\$1,250	Current pool janitor service slightly raised to cover months with 5 weekends.
	65400	Permits/Lic Pool/Spa	\$0	\$270	Cost of PimaCo pool/spa permits. 2021 permits not paid for by Associa.
	65510	Pool/Spa Equip/Repairs	\$2,439	\$1,200	Pool valves and filters repaired in 2021, so lower repair costs expected in 2022.
	65550	Pool/Spa Chem/Sup	\$26	\$469	2021 late invoice for \$283.52 sent in Jan 2022 plus regular fees due later in 2022.
	67000	Minor Road Repair	\$3,821	\$3,821	Current road alligators and potholes already show advanced damage.
	68000	Social Events	\$0	\$700	2022 planned funding pending a social event volunteer.
	69000	Rec Court Maint Minor Expense	\$395	\$450	2022 plan to paint basketball court.
	70100	Electricity (TEPC)	\$5,556	\$5,237	2022 planned Utility costs
	70200	SW Gas	\$1,697	\$1,766	2022 planned Utility costs
	70300	Trash Serv	\$13,757	\$15,706	2022 planned Utility costs for trash will most likely increase.
	70400	Water/Sewer	\$9,113	\$8,994	Leakage in Dec 2021 excess charged \$1400 in Jan 2022 water bill.
	70450	OV Drain Water	\$182	\$300	2022 planned Utility costs (late 2021 bill sent in Jan 2022)
	71000	Contingency/Emergency	\$0	\$500	2021 not needed. 2022 budget plan is in case of emergency status only.
	Total Annual Operational Expenses Only			\$96,824	\$100,970
Total Net Annual Operational Exps (only) Bal			\$394	-\$4,180	
Required Annual Contributions to Adequately Fund Non-Discretionary Maintenance/Repair/Replacement Costs for Capital Asset Reserves					Description of Required 2021 and 2022 Capital Asset Reserve Funding
Capital Asset Reserves Annual Contributions			2021	2022	Note: In 2021, only \$10K cash was available for deposit into capital assets reserve funds of the fully required adequate annual contribution of \$40,147
Annual Capital Asset Reserves - Roads			\$21,073	\$19,769	Road Capital Assets cover maintenance/repair/replacement of: road resealing every 3-5 years; pothole repair every 2-3 years; road remilling and resurfacing every 50-60 years; or possible alternative approaches.
Annual Capital Asset Reserves - Infrastructure			\$11,431	\$13,130	InfraStructure Capital Assets cover maintenance/repair/replacement of: main water lines; irrigation systems; drainage systems; sewer systems; large trees; perimeter walls; etc.
Annual Capital Asset Reserves - Amenities			\$7,643	\$5,006	Amenities Capital Asset Reserves cover maintenance/repair/replacement of: Pool & Spa facilities, including roof, walls, decking, pumps, heaters, valves, filters, electric systems, cracks/leaks, recreational area, etc. Required capital asset reserve funding for old tennis court removal has already been reduced by \$12,500.
Annual Non-Discretionary Expenses Required for Maintenance of all Capital Assets Reserves			\$40,147	\$37,905	Total annual required deposit for all 3 categories of Capital Asset Reserve accounts: Roads, Infrastructure; and Amenities.
Total Non-Discretionary Annual Costs (Operational & Capital Asset Reserves)			\$136,577	\$138,875	Estimated homeowner dues needed to meet adequate funding levels of capital assets