

WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET 2022

January 1, 2022 through December 31, 2022

Acct #	MASTER ASSESSMENT REVENUE	2021 ANNUAL BUDGET	2021 EST. YEAR END	Actual 9/30/2021	2022 ANNUAL BUDGET	2022 MONTHLY BUDGET
3100	Master Assn.Fees (1394 units) @ \$400/yr. 2022	\$557,600	\$557,600	\$418,200	\$557,600	\$46,467
3100.1	Pinpoint Legacy at Highwoods Preserve (47 units) @ \$400/yr.	\$18,800	\$18,800	\$14,100	\$18,800	\$1,567
3100.2	Pinpoint Offices (19) @ \$400/yr.	\$7,600	\$7,600	\$5,700	\$7,600	\$633
	Total Master Assessment Revenue	\$584,000	\$584,000	\$438,000	\$584,000	\$48,667
	NEIGHBORHOOD ASSESSMENT REVENUE					
3101	Eagles Landing (33 units) \$0/yr.	\$0	\$0	\$0	\$0	\$0
3102	Hawthorne/Strathmoor Estates (296 units) @ \$1024/yr.	\$293,336	\$293,336	\$220,002	\$303,104	\$25,259
3103	Hawks Landing (101 units) \$0/yr.	\$0	\$0	\$0	\$0	\$0
3104	Mallards Landing (44 units) \$0/yr.	\$0	\$0	\$0	\$0	\$0
3210	Preserve (278 units) @ \$773/yr.	\$159,850	\$159,851	\$119,888	\$214,894	\$17,908
3211	Watergrass (178 units) @ \$0/yr.	\$0	\$0	\$0	\$0	\$0
3212	Lakewood (90 units) @ \$0/yr.	\$0	\$0	\$0	\$0	\$0
3299	Bad Debt - Assessments	\$0	\$3,525	\$2,644	\$0	\$0
3300	Bad Debt - Legal V - Legal Fees	\$0	-\$3,127	-\$2,346	\$0	\$0
	OTHER REVENUE					
3400	Interest/Operating		\$1,588	\$1,191		
3401	Late Charges - Delinquent Interest		\$6,657	\$4,993		
3450	Interest Reserve		\$2,176	\$1,632		
3900	Miscellaneous Income		\$2,123	\$1,593		
	Sub-Total	\$453,186	\$466,129	\$349,597	\$517,998	\$43,167
	TOTAL REVENUE	\$1,037,186	\$1,050,129	\$787,597	\$1,101,998	\$91,833
	MASTER ASSOCIATION EXPENSES/ASSESSMENTS					
	Administrative					
4006	Management/Bookkeeping	\$85,482	\$85,476	\$64,107	\$88,046	\$7,337
4012	Office Expense	\$30,000	\$11,159	\$8,369	\$18,000	\$1,500
4013	Meeting Minutes	\$600	\$700	\$525	\$750	\$63
4041	Committees/Newsletter/Website (Network Solutions #25685576)	\$6,000	\$1,500	\$1,125	\$3,000	\$250
4050	Corporate Fees	\$62	\$123	\$61	\$62	\$5
	Sub-Total	\$122,144	\$98,957	\$74,187	\$109,858	\$9,155
	Insurance					
4090	General Liability and Fidelity Bond	\$15,979	\$16,683	\$12,512	\$18,350	\$1,529
4091	Umbrella	\$3,725	\$4,308	\$3,231	\$5,167	\$431
4092	Directors & Officers	\$4,689	\$4,421	\$3,316	\$4,863	\$405
4094	Workers Compensation	\$706	\$631	\$473	\$776	\$65
	Sub-Total	\$25,100	\$26,043	\$19,532	\$29,156	\$2,430
	Services					
4073	CPA/Audit	\$5,400	\$7,460	\$5,595	\$5,700	\$475
4076	Legal	\$45,000	\$18,887	\$14,165	\$20,000	\$1,667
4077	Legal Recovery	\$0	\$0	-\$3,359	\$0	\$0
4078	Legal Recovery - Violation Cost	\$0	\$0	-\$4,469	\$0	\$0
6014	Lighting Fixtures	\$9,000	\$11,000	\$1,000	\$22,000	\$1,833
6015	Holiday Decorating	\$17,000	\$17,000	\$0	\$18,000	\$1,500
6025	Pressure Washing	\$0	\$0	\$0	\$0	\$0
6030	Irrigation Repairs	\$25,000	\$29,707	\$22,280	\$30,000	\$2,500
6036	Aquatic Maint/Blue Water Aquatics/Contract	\$28,440	\$28,440	\$21,330	\$28,440	\$2,370
6037	Aquatic Non-Contract/Clean-Up/Treatment	\$6,000	\$0	\$0	\$6,000	\$500
6047	Fencing Signage & Walls	\$30,000	\$30,000	\$26,175	\$8,000	\$667
6100	Grounds Contract	\$171,000	\$176,300	\$132,225	\$180,000	\$15,000
6105	Lawn Maintenance - Delinquent	\$600	\$0	\$0	\$0	\$0
6110	Grounds Miscellaneous	\$24,582	\$30,000	\$28,141	\$30,000	\$2,500
6120	Mitigation/Replanting/Reporting/BRA	\$6,000	\$6,000	\$0	\$12,909	\$1,076
6121	Landscape Replacement/Replanting	\$35,300	\$70,373	\$70,373	\$35,382	\$2,949
6122	SWFWMD Permit Maintenance	\$10,000	\$23,201	\$23,201	\$26,000	\$2,167
6125	Lake Pump/19133 Timber Reach (Electricity and Maintenance)	\$5,700	\$3,500	\$1,986	\$5,700	\$475
	Sub-Total	\$419,022	\$451,867	\$338,643	\$428,131	\$35,678
	Utilities					
7001	Electricity	\$6,700	\$6,756	\$5,067	\$6,800	\$567
7011	Water/Irrigation	\$35	\$34	\$25	\$55	\$5
	Sub-Total	\$6,735	\$6,790	\$5,092	\$6,855	\$571
	Other					
9100	Contingency	\$5,000	\$1,800	\$0	\$5,000	\$417
9440	Reserve - Fencing, Signage & Walls	\$6,000	\$6,000	\$4,500	\$5,000	\$417
9445	Reserve Interest	\$0	\$2,176	\$1,632	\$0	\$0
	Sub-Total	\$11,000	\$9,976	\$6,132	\$10,000	\$833
	TOTAL MASTER EXPENSES	\$584,000	\$593,633	\$443,587	\$584,000	\$48,667

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January 1, 2022 through December 31, 2022

NEIGHBORHOOD EXPENSES/ASSESSMENTS

8400	Eagles Landing					
	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
8410	Hawks Landing					
	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
	Hawthorne/Strathmoore Estates					
8500	Grounds Contract	\$33,900	\$35,200	\$26,400	\$37,800	\$3,150
8505	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
8510	Landscape Replanting	\$9,000	\$14,373	\$10,780	\$10,351	\$863
8518	Camera Maintenance	\$825	\$185	\$139	\$600	\$50
8519	Lighting Maintenance	\$792	\$5,027	\$5,027	\$2,000	\$167
8529	Gate Operations	\$11,000	\$12,641	\$9,481	\$13,000	\$1,083
8530	Gate Income ST&HW	\$0	-\$888	-\$666	\$0	\$0
8540	Electricity (835656/886302)	\$3,100	\$3,240	\$2,430	\$3,325	\$277
8541	Water	\$31	\$40	\$30	\$40	\$3
8550	Gate Telephones - (Strathmoor 813/615-0743 Hawthorne 813/615-1935)	\$3,500	\$6,700	\$5,025	\$6,700	\$558
8555	Contingency	\$3,000	\$83	\$62	\$1,100	\$92
8558	Reserve Study	\$0	\$0	\$0	\$0	\$0
8560	Reserve - Gate/Camera	\$12,000	\$12,000	\$9,000	\$12,000	\$1,000
8561	Reserve - Roads	\$206,188	\$206,184	\$154,638	\$206,188	\$17,182
8562	Reserve - Sidewalks	\$10,000	\$9,996	\$7,497	\$10,000	\$833
	Total Hawthorne/Strathmoore Expense	\$293,336	\$304,781	\$229,843	\$303,104	\$25,259
	Lakewood					
	Tree Trimming 2014	\$0	\$0	\$0	\$0	\$0
8420	Mallards Landing					
	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
	The Preserve					
8600	Grounds Contract	\$24,400	\$25,533	\$19,150	\$26,100	\$2,175
8601	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
8610	Landscape Replanting	\$9,990	\$19,527	\$19,527	\$8,108	\$676
8617	Lighting Maintenance	\$3,975	\$6,975	\$6,975	\$5,500	\$90
8618	Camera Maintenance	\$550	\$185	\$139	\$450	\$38
8619	Access Gate Operating	\$5,400	\$10,480	\$7,860	\$11,000	\$917
8620	Gate Income Preserve	\$0	\$1,263	\$947	\$0	\$0
8630	Electricity	\$900	\$893	\$670	\$895	\$75
8640	Telephone/Gate (813/866-8271)	\$800	\$788	\$591	\$790	\$66
8658	Reserve Study	\$0	\$0	\$0	\$0	\$0
8660	Reserve - Access Gate/camera	\$8,000	\$8,000	\$6,000	\$6,000	\$500
8661	Reserve - Roads	\$95,835	\$95,832	\$71,874	\$146,051	\$12,171
8662	Reserve - Sidewalks	\$10,000	\$9,996	\$7,497	\$10,000	\$833
	Total Preserve Expense	\$159,850	\$179,472	\$141,230	\$214,894	\$17,539
8430	Watergrass					
	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
8430	Lakewood					
	Tree Maintenance	\$0	\$0	\$0	\$0	\$0
	TOTAL NEIGHBORHOOD EXPENSES	\$453,186	\$484,253	\$371,072	\$517,998	\$42,798
	TOTAL EXPENSES	\$1,037,186	\$1,077,886	\$814,659	\$1,101,998	\$91,464
	Retained Revenue	\$0	-\$27,757	-\$27,062	\$0	
		2021	2022			
	Assessments					
	Master (1,394 units)	\$400	\$400			
	Eagles Landing Tree Maintenance Neighborhood Assess	\$0	\$0			
	Hawks Landing Tree Maintenance Neighborhood Assess	\$0	\$0			
	Hawthorne/Strathmoor Estates Neighborhood Assess	\$991	\$1,024	\$33		
	Mallards Tree Maintenance Neighborhood Assess	\$0	\$0			
	The Preserve Neighborhood Assess	\$575	\$773	\$198		
	Watergrass Tree Maintenance Neighborhood Assess	\$0	\$0			
	Lakewood Trimming MaintenanceAssess	\$0	\$0			

*The replacement cost is an estimate to assist in budget planning. Greenacre Properties recommends that a reserve analysis and an insurance appraisal be completed by a qualified outside specialist in each area.