

WEST MEADOWS PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET 2021

January 1, 2021 through December 31, 2021

Brad van Rooyen

11/20/20

Acct #	MASTER ASSESSMENT REVENUE	2020 ANNUAL BUDGET	2020 EST. YEAR END	Actual 10/31/2020	2021 ANNUAL BUDGET	2021 MONTHLY BUDGET
3100	Master Assn.Fees (1394 units) @ \$400/yr. 2021	\$508,810	\$508,807	\$424,006	\$557,600	\$46,467
3100.1	Pinpoint Legacy at Highwoods Preserve (47 units) @ \$400/yr.	\$17,155	\$17,148	\$14,290	\$18,800	\$1,567
3100.2	Pinpoint Offices (19) @ \$400/yr.	\$6,935	\$6,934	\$5,778	\$7,600	\$633
	Total Master Assessment Revenue	\$532,900	\$532,889	\$444,074	\$584,000	\$48,667

NEIGHBORHOOD ASSESSMENT REVENUE

3101	Eagles Landing (33 units) \$76/yr.	\$2,500	\$2,525	\$2,104	\$0	\$0
3102	Hawthorne/Strathmoor Estates (296 units) @ \$991/yr.	\$293,336	\$293,330	\$244,442	\$293,336	\$24,445
3103	Hawks Landing (101 units) \$89/yr.	\$9,000	\$8,974	\$7,478	\$0	\$0
3104	Mallards Landing (44 units) \$91/yr.	\$4,000	\$4,015	\$3,346	\$0	\$0
3210	Preserve (278 units) @\$ 575/yr.	\$142,614	\$142,606	\$118,838	\$159,850	\$13,321
3211	Watergrass (178 units) @ \$51/yr.	\$9,000	\$9,187	\$7,656	\$0	\$0
3212	Lakewood (90 units) @ \$78/yr.	\$7,000	\$7,006	\$5,838	\$0	\$0
3299	Bad Debt - Assessments	-\$15,000	\$9,341	\$7,784	\$0	\$0
3300	Bad Debt - Legal V - Legal Fees	\$0	\$3,208	\$2,673	\$0	\$0

OTHER REVENUE

3400	Interest/Operating		\$4,927	\$4,106		
3401	Late Charges - Delinquent Interest		\$9,836	\$8,197		
3450	Interest Reserve		\$12,698	\$10,582		
3900	Miscellaneous Income		\$2,977	\$2,481		
	Sub-Total	\$452,450	\$510,630	\$425,525	\$453,186	\$37,766

TOTAL REVENUE **\$985,350** **\$1,043,519** **\$869,599** **\$1,037,186** **\$86,432**

MASTER ASSOCIATION EXPENSES/ASSESSMENTS

Administrative

4006	Management/Bookkeeping	\$82,992	\$82,992	\$69,160	\$85,482	\$7,123
4012	Office Expense	\$34,000	\$20,292	\$16,910	\$30,000	\$2,500
4013	Meeting Minutes	\$975	\$630	\$525	\$600	\$50
4041	Committees/Newsletter/Website (Network Solutions #25685576)	\$8,000	\$2,518	\$2,098	\$6,000	\$500
4050	Corporate Fees	\$62	\$123	\$61	\$62	\$5
	Sub-Total	\$126,029	\$106,554	\$88,754	\$122,144	\$10,179

Insurance

4090	General Liability and Fidelity Bond	\$14,225	\$15,390	\$12,825	\$15,979	\$1,332
4091	Umbrella	\$5,932	\$3,649	\$3,041	\$3,725	\$310
4092	Directors & Officers	\$3,182	\$4,462	\$3,718	\$4,689	\$391
4094	Workers Compensation	\$706	\$642	\$535	\$706	\$59
	Sub-Total	\$24,045	\$24,143	\$20,119	\$25,100	\$2,092

Services

4073	CPA/Audit	\$5,400	\$6,480	\$5,400	\$5,400	\$450
4076	Legal	\$45,000	\$44,944	\$37,453	\$45,000	\$3,750
4077	Legal Recovery	\$0	-\$7,290	-\$6,075	\$0	\$0
4078	Legal Recovery - Violation Cost	\$0	-\$10,078	-\$8,398	\$0	\$0
6014	Lighting Fixtures	\$2,500	\$3,437	\$2,864	\$9,000	\$750
6015	Holiday Decorating	\$16,000	\$16,000	\$0	\$17,000	\$1,417
6025	Pressure Washing	\$14,000	\$16,300	\$0	\$0	\$0
6030	Irrigation Repairs	\$24,000	\$26,836	\$22,363	\$25,000	\$2,083
6036	Aquatic Maint/Blue Water Aquatics/Contract	\$28,440	\$28,440	\$23,700	\$28,440	\$2,370
6037	Aquatic Non-Contract/Clean-Up/Treatment	\$4,000	\$9,498	\$7,915	\$6,000	\$500
6047	Fencing Signage & Walls	\$4,500	\$3,588	\$2,990	\$30,000	\$2,500
6100	Grounds Contract	\$157,120	\$157,121	\$130,934	\$171,000	\$14,250
6105	Lawn Maintenance - Delinquent	\$250	\$390	\$325	\$600	\$50
6110	Grounds Miscellaneous	\$32,000	\$56,000	\$54,678	\$24,582	\$2,049
6120	Mitigation/Replanting/Reporting/BRA	\$5,986	\$10,250	\$0	\$6,000	\$500
6121	Landscape Replacement/Replanting	\$0	\$0	\$0	\$35,300	\$2,942
6122	SWFWMD Permit Maintenance	\$3,600	\$26,220	\$21,850	\$10,000	\$833
6125	Lake Pump/19133 Timber Reach (Electricity and Maintenance)	\$6,200	\$5,728	\$4,773	\$5,700	\$475
6191	Telephone IVM 5577	\$2,700	\$0	\$0	\$0	\$0
	Sub-Total	\$351,696	\$393,863	\$300,772	\$419,022	\$34,919

Utilities

7001	Electricity	\$5,500	\$6,030	\$5,025	\$6,700	\$558
7011	Water/Irrigation	\$30	\$35	\$29	\$35	\$3
	Sub-Total	\$5,530	\$6,065	\$5,054	\$6,735	\$561

Other

9100	Contingency	\$4,600	\$0	\$0	\$5,000	\$417
9440	Reserve - Fencing, Signage & Walls	\$6,000	\$6,000	\$5,000	\$6,000	\$500
9445	Reserve Interest	\$0	\$12,698	\$10,582	\$0	\$0
	Sub-Total	\$10,600	\$18,698	\$15,582	\$11,000	\$917

TOTAL MASTER EXPENSES **\$517,900** **\$549,323** **\$430,282** **\$584,000** **\$48,667**

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NEIGHBORHOOD EXPENSES/ASSESSMENTS

8400	Eagles Landing					
	Tree Maintenance	\$2,500	\$0	\$0	\$0	\$0
8410	Hawks Landing					
	Tree Maintenance	\$9,000	\$0	\$0	\$0	\$0
	Hawthorne/Strathmoore Estates					
8500	Grounds Contract	\$29,004	\$29,000	\$24,167	\$33,900	\$2,825
8505	Tree Maintenance	\$15,500	\$5,400	\$4,500	\$0	\$0
8510	Landscape Replanting	\$350	\$1,080	\$900	\$9,000	\$750
8518	Camera Maintenance	\$1,650	\$0	\$0	\$825	\$69
8519	Lighting Maintenance	\$500	\$391	\$326	\$792	\$66
8529	Gate Operations	\$11,000	\$10,752	\$8,960	\$11,000	\$917
8530	Gate Income ST&HW	\$0	-\$1,243	-\$1,036	\$0	\$0
8540	Electricity (835656/886302)	\$3,400	\$3,020	\$2,517	\$3,100	\$258
8541	Water	\$30	\$31	\$26	\$31	\$3
8550	Gate Telephones - (Strathmoor 813/615-0743 Hawthorne 813/615-1935)	\$2,300	\$3,598	\$2,998	\$3,500	\$292
8555	Contingency	\$2,708	\$0	\$0	\$3,000	\$250
8558	Reserve Study	\$0	\$0	\$0	\$0	\$0
8560	Reserve - Gate/Camera	\$3,000	\$3,000	\$2,500	\$12,000	\$1,000
8561	Reserve - Roads	\$213,894	\$213,900	\$178,250	\$206,188	\$17,182
8562	Reserve - Sidewalks	\$10,000	\$9,996	\$8,330	\$10,000	\$833
	Total Hawthorne/Strathmoore Expense	\$293,336	\$278,926	\$232,438	\$293,336	\$24,445
	Lakewood					
	Tree Trimming 2014	\$0	\$0	\$0	\$0	\$0
8420	Mallards Landing					
	Tree Maintenance	\$4,000	\$0	\$0	\$0	\$0
	The Preserve					
8600	Grounds Contract	\$20,376	\$20,369	\$16,974	\$24,400	\$2,033
8601	Tree Maintenance	\$9,000	\$2,040	\$1,700	\$0	\$0
8610	Landscape Replanting	\$3,102	\$4,146	\$3,455	\$9,990	\$833
8617	Lighting Maintenance	\$600	\$796	\$663	\$3,975	\$90
8618	Camera Maintenance	\$1,075	\$0	\$0	\$550	\$46
8619	Access Gate Operating	\$5,400	\$8,872	\$7,393	\$5,400	\$450
8620	Gate Income Preserve	\$0	-\$1,606	-\$1,338	\$0	\$0
8630	Electricity	\$1,200	\$863	\$719	\$900	\$75
8640	Telephone/Gate (813/866-8271)	\$1,000	\$775	\$646	\$800	\$67
8658	Reserve Study	\$0	\$0	\$0	\$0	\$0
8660	Reserve - Access Gate/camera	\$0	\$0	\$0	\$8,000	\$667
8661	Reserve - Roads	\$90,861	\$90,864	\$75,720	\$95,835	\$7,986
8662	Reserve - Sidewalks	\$10,000	\$9,996	\$8,330	\$10,000	\$833
	Total Preserve Expense	\$142,614	\$137,114	\$114,262	\$159,850	\$13,079
8430	Watergrass					
	Tree Maintenance	\$9,000	\$0	\$0	\$0	\$0
8430	Lakewood					
	Tree Maintenance	\$7,000	\$0	\$0	\$0	\$0
	TOTAL NEIGHBORHOOD EXPENSES	\$467,450	\$416,040	\$346,700	\$453,186	\$37,524
	TOTAL EXPENSES	\$985,350	\$965,363	\$776,982	\$1,037,186	\$86,191
	Retained Revenue	\$0	\$78,155	\$92,617	\$0	
		2020	2021			
	Assessments					
	Master (1,394 units)	\$365	\$400			
	Eagles Landing Tree Maintenance Neighborhood Assess	\$76	\$0			
	Hawks Landing Tree Maintenance Neighborhood Assess	\$89	\$0			
	Hawthorne/Strathmoor Estates Neighborhood Assess	\$991	\$991			
	Mallards Tree Maintenance Neighborhood Assess	\$91	\$0			
	The Preserve Neighborhood Assess	\$513	\$575			
	Watergrass Tree Maintenance Neighborhood Assess	\$51	\$0			
	Lakewood Trimming MaintenanceAssess	\$78	\$0			