

2022 ELWCA Approved Budget

8		2765	2021 Information					
A/C #		Based on 2765 units	YR. TO DATE	EST.	ESTIMATED	2021	EST.	2022
			August	REMAINDER	TOTAL 2021	BUDGET	VARIANCE	BUDGET
6010-000	MAINT FEE - OPERATING		\$ 1,059,374	\$ 529,887	\$ 1,589,061	\$ 1,589,061	\$ 0	\$ 1,676,875
6026-000	MAINT FEE - RESERVE - DEFERRED MAINT		2,500	1,250	3,750	3,750	-	-
6029-000	MAINT FEE - RESERVE - GENERAL		245,600	122,800	368,400	368,400	-	450,000
	MAINT FEE - Capital Improvements							15,113
6070-000	INTEREST INCOME - OPERATING		436	218	654	1,500	(846)	600
6071-000	INTEREST INCOME - RESERVES		839	420	1,259	1,500	(241)	1,200
6076-000	INTEREST INCOME-OWNER		1,097	548	1,645	-	1,645	750
6082-000	LATE FEE INCOME		2,350	1,175	3,525	-	3,525	1,100
6083-001	ELW GATE INCOME		11,244	5,622	16,866	15,000	1,866	15,000
6083-099	OTHER INCOME - PRE-LIEN		490	245	735	-	735	250
6084-001	ELW COUNTRY CLUB FEES		57,936	28,968	86,904	86,904	-	94,769
6084-002	ELW SHOPPING CENTER FEES		16,342	8,171	24,513	24,514	(0)	25,837
	Rollover of excess income							50,000
6900-000	INCOME TRANSFER TO RESERVES		(248,169)	(124,085)	(372,254)	(372,150)	(104)	(450,000)
	Income transfer to Capital Improvements							(15,113)
6901-000	INTEREST TRANSFER TO RESERVES		(770)	(385)	(1,155)	(1,500)	345	(1,200)
	TOTAL OPERATING INCOME		\$ 1,149,289	\$ 574,634	\$ 1,723,903	\$ 1,716,978	\$ 6,925	\$ 1,866,182
	TOTAL RESERVE CONTRIBUTIONS					\$ 373,660		\$ 466,313
	TOTAL INCOME OPERATING & RESERVES					\$ 2,090,628		\$ 2,331,495
	ADMINISTRATIVE EXPENSES							
7110-000	INSURANCE - GENERAL		\$ 26,260	\$ 29,453	\$ 55,713	\$ 41,215	\$ (14,498)	\$ 87,860
7110-001	INSURANCE - W/C		419	205	624	615	(9)	616
7110-002	INSURANCE - D&O		5,652	2,599	8,251	11,508	3,257	6,279
7211-000	LEGAL GENERAL		26,283	23,142	49,425	60,000	10,575	50,000
7212-000	PROFESSIONAL - GENERAL		9,000	-	9,000	9,600	600	1,000
7212-001	ACCOUNTING/TAX PREP/AUDIT		6,310	-	6,310	6,500	190	6,600
7214-000	LIEN/ADMIN-LIEN REIMBURSEMENT		(25)	(13)	(38)	-	38	-
7310-002	TAXES - CORP. ANNUAL		61	-	61	65	4	65
7310-008	TAXES - FEDERAL INCOME		2,515	-	2,515	2,200	(315)	2,700
7410-000	MANAGEMENT FEE		147,184	73,582	220,746	220,746	-	232,746
7510-000	ADMIN EXPENSES - GENERAL		24,929	5,000	29,929	27,000	(2,929)	27,000
7510-002	WEBSITE		800	300	900	900	-	900
7510-099	ADMIN EXPENSES-45 DAY PRE LIEN		490	245	735	-	(735)	-
7514-000	MEMBER COMMUNICATIONS		567	3,300	3,867	5,000	1,133	1,800
7810-000	UNCOLLECTIBLE ASSESSMENTS		43	22	65	-	(65)	-
7950-000	BOARD EXPENSE - DUES		310	75	385	400	15	400
	TOTAL ADMINISTRATIVE EXPENSE		\$ 250,678	\$ 137,910	\$ 388,487	\$ 386,749	\$ (2,738)	\$ 417,966

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SERVICES & UTILITIES									
8012-000	SECURITY-GUARD CONTRACT	\$ 373,250	218,250	\$ 591,500	\$ 573,684	\$ (17,816)	\$ 682,000	2022 Approved Controlled Access Fees	
8012-001	SECURITY-SHERIFF'S PATROL	14,685	10,000	24,685	25,000	315	25,000	(Fees Set Annually by the Board of Directors)	
8013-001	GATE DECALS/STICKERS	5,436	2,718	8,154	7,500	(654)	9,000		
8013-003	CNTRL ACCESS-GATE TELEPHONE&WIFI	8,364	4,656	13,020	17,700	4,680	14,400	Bar Code for New Homeowner - First Decal - \$20.00	
8013-004	CNTRL ACCESS-CAMERAS	2,259	11,400	13,659	35,000	21,341	20,000	Bar Code for New Homeowner - Second & Subsequent Bar Code - \$15.00	
8017-000	GATE DAMAGE CLAIMS	4,198	2,700	6,898	-	(6,898)	-		
8020-000	ELW-CUSTODIAL LABOR	11,600	5,800	17,400	17,400	-	18,000	All Replacement Bar Codes - \$10.00 Each* - CASH AND CHECK ONLY ACCEPTED	
8110-000	R&M-GENERAL	8,425	4,213	12,638	21,000	8,362	20,000	Damage to Aluminum Barrier Arm - Minimum Flat Fee to Replace - \$500.00^	
8110-002	R&M-GUARD HOUSE	7,282	3,641	10,923	8,000	(4,923)	12,300	Damage to Aluminum Lighted Barrier Arm - Minimum Flat Fee to Replace - \$1500.00^	
8110-004	R&M-ROADS/SIDEWALKS	29,595	10,400	39,995	40,000	5	42,000	Damage to Wood Barrier Arm - Minimum Flat Fee to Replace - \$600.00^	
8110-009	R&M-LNDSCP LGTING	680	500	1,180	1,920	740	2,808	Damage to Metal Sliding Gate - Actual Cost to Association for Repairs & Service Calls	
8110-011	R&M-CTL ACCESS GATES	21,321	25,000	46,321	12,000	(34,321)	25,000		
	gate maintenance contract	-	-	-	-	-	8,050	^ Includes one service call for replacement. Additional service calls billed	
8110-016	R&M-SIGNS	1,378	2,000	3,378	5,000	1,622	3,000	separately if necessary	
8110-023	R&M-DRAINAGE	56,487	47,013	103,500	103,500	-	105,600		
8110-031	HOLIDAY DECORATIONS	2,050	4,000	6,050	6,000	(50)	6,000	sale of vehicle, inappropriate bar code application, etc. Estimated life of a Bar Code	
8210-001	GROUND-S-LAWN SERVICE	140,800	70,400	211,200	211,200	-	211,200	is three (3) years.	
8210-003	GROUND-S-LANDSCAPE MGMT CONTRACT	9,820	3,960	13,780	13,780	-	11,880		
8210-004	R&M-GROUND-S/TREES/SHRUBS	59,312	43,688	103,000	103,000	-	100,000		
8210-008	GROUND-S-IRRIGATION GENERAL	13,580	6,790	20,370	20,500	130	21,240	NOTE: BARCODE AND GATE REPLACEMENT FEES ARE SUBJECT TO CHANGE	
8210-009	GROUND-S-IRRIGATION REPAIRS	1,300	1,600	2,900	6,000	3,100	6,000	AT ANY TIME	
8210-012	GROUND-S-LAKE TREATMENT	1,097	549	1,646	1,645	(1)	1,704		
8210-013	GROUND-S-FOUNTAIN MAINT CONTRACT	145	290	435	1,000	565	592		
8210-014	GROUND-S-DRAINAGE SYS INSPCT CONTR	1,804	3,600	5,404	6,000	596	5,000		
8210-015	GROUND-S-DRAINAGE CONSULT ENGR	-	-	-	5,000	5,000	5,000		
8710-000	UTILITIES GENERAL	53,664	26,832	80,496	85,000	4,504	85,000		
8710-005	WE CONTRACT AGREEMENT	-	6,400	6,400	6,400	-	6,442		
	TOTAL SERVICES & UTILITIES	\$ 828,532	\$ 516,400	\$ 1,344,932	\$ 1,331,229	\$ (13,703)	\$ 1,447,218		
	TOTAL OPERATING EXPENSE	\$ 1,079,110	\$ 654,310	\$ 1,733,419	\$ 1,716,978	\$ (16,441)	\$ 1,865,182		
	OPERATING NET INCOME (LOSS)	\$ 70,160	\$ (79,676)	\$ (9,516)	\$ 0	\$ (9,516)	\$ (0)		
	MONTHLY UNBOUND FEE - per unit				\$ 34.01		\$ 35.12		
	MONTHLY BOUND FEE - per unit				\$ 67.23		\$ 73.75		
	increase - unbound				3.5%		6.21%		
	increase - bound				3.5%		9.71%		
	avg increase in expenses				6.8%		8.6%		
	Approved by Board of Directors 10/29/2021	By 							
		Paul Burmeister, President		10/29/2021					