

BAY POINTE VILLAS

23 Units

JANUARY 1, 2022 - DECEMBER 31, 2022 APPROVED BUDGET

ACCT	REVENUE	2021 ANNUAL	2022 APPROVED ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$126,408	\$154,008	\$12,834
	TOTAL REVENUE	\$126,408	\$154,008	\$12,834
	OPERATING EXPENSES			
5010	Administrative	\$2,000	\$2,600	\$217
5300	Insurance	\$38,600	\$54,300	\$4,525
5600	Corporate Reporting Fee	\$80	\$80	\$7
5610	Bureau Fees / Division	\$92	\$92	\$8
5800	Management Fee	\$7,800	\$7,800	\$650
5900	Legal Fees	\$500	\$500	\$42
5910	Accounting Tax Return	\$325	\$425	\$35
6210	Pool Permit	\$175	\$175	\$15
5400	Lawn Service	\$10,200	\$10,200	\$850
5420	Tree Trimming	\$2,000	\$2,000	\$167
6100	Building Maintenance & Repair	\$4,020	\$7,698	\$642
6110	Janitorial	\$600	\$600	\$50
6200	Pool Contract	\$3,540	\$3,540	\$295
6205	Pool Repairs / Maintenance	\$800	\$500	\$42
7000	Electric - General	\$2,500	\$3,000	\$250
7001	Water/Sewer	\$15,500	\$15,500	\$1,292
7002	Trash Removal	\$2,950	\$3,120	\$260
7006	Cable	\$14,522	\$15,831	\$1,319
	Contingency	\$0	\$0	\$0
	TOTAL OPERATING EXPENSES	\$106,204	\$127,961	\$10,663
	RESERVES			
9010	Reserves - Painting	\$3,273	\$3,273	\$273
9030	Reserves - Roof	\$14,594	\$6,777	\$565
9040	Reserves - Pool	\$1,760	\$1,761	\$147
9100	Reserves - Deferred Maintenance	\$577	\$14,236	\$1,186
	TOTAL RESERVES	\$20,204	\$26,047	\$2,171
	TOTAL EXPENSES	\$126,408	\$154,008	\$12,834
			\$0	

Your Fees For 2021	\$458.00
Fees for 2022	\$558.00

**RESERVE ANALYSIS
BAY POINTE VILLAS
JANUARY 1, 2022 - DECEMBER 31, 2022**

RESERVES	Current Replacement cost	Current Reserves 1/1/2022	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2022 Fully Funded Annual Reserves	2022 Actual Budgeted Amount
Reserves - Painting	\$19,200	\$15,927	7	1	\$3,273	\$3,273	\$3,273
Reserves - Roof	\$150,000	\$14,451	25	20	\$135,549	\$6,777	\$6,777
Reserves - Pool	\$15,000	\$4,437	15	6	\$10,563	\$1,761	\$1,761
Reserves - Deferred Maintenance	\$1,028	\$528	1	1	\$500	\$500	\$14,236
<u>TOTALS</u>	<u>\$185,228</u>	<u>\$35,343</u>			<u>\$149,885</u>	<u>\$12,311</u>	<u>\$26,047</u>