

**2022 DEER LAKE HOA APPROVED BUDGET**  
**FOR THE PERIOD: JANUARY 1, 2022 - DECEMBER 31, 2022**

	<b>2022 BUDGET YEAR</b>	<b>2022 PER QUARTER</b>	<b>2022 PER UNIT</b>
<b>INCOME USING 2022 ASSESSMENTS</b>			
BASE ASSESSMENT 197 HOMES @ \$645	\$ 508,260.00	\$ 127,065.00	\$ 645.00
CABLE TV . FEE 163 HOMES @ \$209	\$ 136,268.00	\$ 34,067.00	\$ 172.93
SECURITY FEE 135 HOMES @ \$ 16	\$ 8,640.00	\$ 2,160.00	\$ 10.96
PRIOR YEAR CASH	\$ -	\$ -	\$ -
<b>COMBINED ASSESSMENT FEES</b>	<b>\$ 653,168.00</b>	<b>\$ 163,292.00</b>	<b>\$ 828.89</b>
GATE OPENER AND KEY FEES	\$ 400.00	\$ 100.00	\$ 0.51
LATE FEE	\$ 1,200.00	\$ 300.00	\$ 1.52
INTEREST - BANK	\$ 280.00	\$ 70.00	\$ 0.36
INTEREST - OWNER	\$ -	\$ -	\$ -
LEGAL FEES - OWNERS	\$ -	\$ -	\$ -
OTHER INCOME	\$ 3,500.00	\$ 875.00	\$ 4.44
<b>TOTAL INCOME</b>	<b>\$ 658,548.00</b>	<b>\$ 164,637.00</b>	<b>\$ 835.72</b>
<b>UTILITIES</b>			
ELECTRIC	\$ 31,106.00	\$ 7,776.50	\$ 39.47
WATER & SEWER	\$ 3,750.00	\$ 937.50	\$ 4.76
TELEPHONE	\$ 900.00	\$ 225.00	\$ 1.14
<b>TOTAL UTILITES EXPENSE</b>	<b>\$ 35,756.00</b>	<b>\$ 8,939.00</b>	<b>\$ 45.38</b>
<b>GROUNDS</b>			
TREE TRIMMING	\$ 16,000.00	\$ 4,000.00	\$ 20.30
PLANT/SOD REPLACEMENT	\$ 40,000.00	\$ 10,000.00	\$ 50.76
IRRIGATION REPAIRS	\$ 20,000.00	\$ 5,000.00	\$ 25.38
RUST REPELLENT SYSTEM	\$ 8,820.00	\$ 2,205.00	\$ 11.19
POOL REPAIRS	\$ 2,800.00	\$ 700.00	\$ 3.55
LAKE/FOUNTAIN MAINT.	\$ 5,000.00	\$ 1,250.00	\$ 6.35
SECURITY SYSTEM	\$ 1,000.00	\$ 250.00	\$ 1.27
GATE REPAIR	\$ 3,200.00	\$ 800.00	\$ 4.06
<b>TOTAL GROUNDS EXPENSE</b>	<b>\$ 96,820.00</b>	<b>\$ 24,205.00</b>	<b>\$ 122.87</b>

	<b>2022 BUDGET YEAR</b>	<b>2022 PER QUARTER</b>	<b>2022 PER UNIT</b>
<b>BUILDINGS</b>			
BUILDING MAINTENANCE	\$ 15,000.00	\$ 3,750.00	\$ 19.04
CLUBHOUSE ACTIVITY	\$ 3,500.00	\$ 875.00	\$ 4.44
<b>TOTAL BUILDINGS EXPENSE</b>	<b>\$ 18,500.00</b>	<b>\$ 4,625.00</b>	<b>\$ 23.48</b>
<b>CONTRACTS</b>			
SECURITY MONITORING	\$ 8,640.00	\$ 2,160.00	\$ 10.96
GROUNDS	\$ 232,600.00	\$ 58,150.00	\$ 295.18
IRRIG PREVENTATIVE MAINT.	\$ 2,850.00	\$ 712.50	\$ 3.62
POOL	\$ 7,980.00	\$ 1,995.00	\$ 10.13
CABLE CONTRACT	\$ 136,185.00	\$ 34,046.25	\$ 172.82
PEST CONTROL CLUBHOUSE	\$ 348.00	\$ 87.00	\$ 0.44
<b>TOTAL CONTRACT EXPENSE</b>	<b>\$ 388,603.00</b>	<b>\$ 97,150.75</b>	<b>\$ 493.15</b>
<b>INSURANCE FEES &amp; TAXES</b>			
PACKAGE INSURANCE	\$ 17,500.00	\$ 4,375.00	\$ 22.21
CORPORATE ANNUAL REPORT	\$ 65.15	\$ 16.29	\$ 0.08
TAXES/LICENSES - FEDERAL & STATE	\$ 1,200.00	\$ 300.00	\$ 1.52
<b>TOTAL INSURANCE, TAXES &amp; FEES</b>	<b>\$ 18,765.15</b>	<b>\$ 4,691.29</b>	<b>\$ 23.81</b>
<b>ADMINISTRATION</b>			
LEGAL/ACCOUNTING EXPENSE	\$ 2,000.00	\$ 500.00	\$ 2.54
MANAGEMENT FEE	\$ 23,640.00	\$ 5,910.00	\$ 30.00
OFFICE EXPENSE	\$ 2,300.00	\$ 575.00	\$ 2.92
WEBSITE MANAGEMENT	\$ 288.00	\$ 72.00	\$ 0.37
UNINSURED STORM LOSS	\$ 7,000.00	\$ 1,750.00	\$ 8.88
TRANSFER TO RESERVES	\$ 50,195.00	\$ 12,548.75	\$ 63.70
BAD DEBT	\$ -	\$ -	\$ -
MASTER POA ASSN ASSESSMENT	\$ 14,680.85	\$ 3,670.21	\$ 18.63
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>\$ 100,103.85</b>	<b>\$ 21,355.75</b>	<b>\$ 108.40</b>
<b>TOTAL EXPENSES</b>	<b>\$ 658,548.00</b>	<b>\$ 160,966.79</b>	<b>\$ 817.09</b>
<b>UNDER BUDGET/ (OVER BUDGET)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**2022**

<b>BASE HOA ASSESSMENT PER QUARTER</b>	<b>\$645.00</b>
<b>ADD CABLE TV PER QUARTER</b>	<b>\$209.00</b>
<b>ADD SECURITY MONITORING PER QTR</b>	<b>\$16.00</b>
<b>TOTAL QTLY ASSESSMENT PER HOME</b>	<b>\$870.00</b>

<b>BASE HOA QTLY ASSESSMENT PER HOME HOMES WITHOUT TV CABLE/SECURITY</b>	<b>\$645.00</b>
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**DEER LAKE HOMEOWNERS ASSOC. INC  
SCHEDULE OF ANNUAL RESERVE FUNDING CONTRIBUTION AMOUNTS**

**FOR BUDGET YEAR: JANUARY 1, 2021 - DECEMBER 31, 2021**

**(BASED UPON: GAB ROBINS RESERVE STUDY - CASH FLOW ANALYSIS METHOD - STUDY COMPLETED 2012 AND UPDATED 2018)**

<b><u>CATEGORY/COMPONENT</u></b>	<b><u>Estimated Useful Life Years</u></b>	<b><u>Estimated Remaining Life Years</u></b>	<b><u>Year End 12/31/21 Balance Reserves</u></b>	<b><u>2021 Current Cost Replacement</u></b>	<b><u>Future Cost Replacement</u></b>	<b><u>2022 Reserve Contribution</u></b>	<b><u>Actual 2020 Year End Balance</u></b>
**CLUBHOUSE INTERIORS	25	14	\$ 23,569	\$ 134,850	\$ 141,136	\$ 8,877	\$ 15,089
**PAINTING & WATERPROOFING	7	3.5	\$ 7,527	\$ 12,748	\$ 13,724	\$ 1,320	\$ 10,286
**PAVEMENT	17	4	\$ 170,945	\$ 209,168	\$ 224,150	\$ 14,279	\$ 156,978
**RECREATIONAL AMENITIES	30	11	\$ 29,631	\$ 156,867	\$ 169,980	\$ 13,438	\$ 25,413
**ROOFING	30	4	\$ 77,340	\$ 73,521	\$ 88,823	\$ 3,385	\$ 73,666
**SITE IMPROVEMENTS	27	16	\$ 11,137	\$ 143,762	\$ 150,473	\$ 8,896	\$ 8,702
<b>**TOTAL ASSIGNED RESERVES</b>			<b>\$ 320,149</b>	<b>\$ 730,916</b>	<b>\$ 788,286</b>	<b>\$ 50,195</b>	<b>\$ 290,134</b>
CONTINGENCY CAPITAL RESERVES			\$ 7,470				\$ 7,431
<b>TOTAL ALL RESERVES ACCOUNTS</b>			<b>\$ 327,619</b>				<b>\$ 297,566</b>

**CASH FLOW METHOD PARAMETERS\*\***

1. ESTIMATED CONSTRUCTION COST WILL INCREASE AT APPROXIMATELY 2.0% ANNUALLY
2. RATE OF RETURN ON FUNDS INVESTED WILL AVERAGE 1% ANNUALLY
3. THE ANNUAL RESERVE CONTRIBUTION AMOUNT WILL INCREASE BY 2.0% ANNUALLY