

# SADDLEBACK HOA 2021 ANNUAL BUDGET

(estimated 8-Dec-2020)

	2021	Projected 2022	Projected 2023
<b>INCOME</b>			
Dues Income (\$168/lot, then \$201/lot)	\$17,472	<b>20,904.00</b>	<b>25,064.00</b>
Transfer fees	\$0	<b>0.00</b>	<b>0.00</b>
Interest Income on Reserve Funds	\$200	<b>200.00</b>	<b>200.00</b>
<b>Total Income</b>	<b>\$17,672</b>	<b>\$21,104</b>	<b>\$25,264</b>
<b>EXPENSES</b>			
<b>EBMC Management Fee</b>	\$6,000	\$6,600	\$6,900
<b>Insurance</b>	\$3,680	\$3,680	\$4,000
<b>Landscape Maintenance</b>	\$4,200	\$4,500	\$4,800
<b>Utilities (Electric)</b>	\$1,000	\$1,200	\$1,200
<b>Storage Locker</b>	\$1,000	\$1,100	\$1,200
<b>Maintenance (per year, 5-yr cycle)</b>			
Landscape plant replacement	\$500	\$600	\$700
Kiosk driveway sealing	\$125	\$150	\$150
Kiosk structure painting	\$80	\$100	\$100
<b>Office Expense</b>			
Stationary	\$350	\$350	\$350
Postage	\$330	\$330	\$330
Supplies	\$600	\$600	\$600
Subscriptions	\$740	\$740	\$740
Community Functions	\$500	\$500	\$500
Tax Return Prep, taxes	\$400	\$400	\$400
Meetings	\$200	\$200	\$200
Legal (CC&R updates)	\$1,500	\$1,500	\$1,500
<b>Total Expenses</b>	<b>\$21,205</b>	<b>\$22,550</b>	<b>\$23,670</b>
<b>NET INCOME</b>	<b>(\$3,533)</b>	<b>(\$1,446)</b>	<b>\$1,594</b>

## RESERVE ACCOUNT

Wells Fargo Checking 1/16/20	<b>\$42,343</b>
Est. Uncollected Dues (cederloff)	<b>\$2,000</b>
TOTAL Available Funds	<b>\$44,343</b>
2020 Estimated Expenses	<b>-\$3,533</b>
TOTAL Reserve Funds	<b>\$40,810</b>

## RESERVE ALLOCATION

	Year New	Useful Life	Current Age	Life Remain	Service Cost (est)
<b>MAIL KIOSK</b> (Structure, excl. maint.)	2018	30	3	27	-15,000.00
<b>FRONT ENTRANCE</b>					
Well Pump	2018	30	3	27	-3,000.00
Plumbing	2018	30	3	27	-2,500.00
Signs (Entrance, kiosk)	2006	30	13	17	-4,500.00
<b>TOTAL Reserve Expenses</b>					<b>-25,000.00</b>
<b>Current Available Reserve Funds</b>					<b>40,810.00</b>
<b>Unallocated Reserve Funds</b>					<b>15,810.00</b>
(savings for contingencies)					