

BERRY CREEK 2021 BUDGET

REVENUE	BUDGET
Expected Rev 200 Lots x \$700	\$140,000.00
Carryover - 2018 Reserve Funds	\$15,000.00
Carryover - 2019 Reserve Funds	\$15,000.00
Carryover - 2020 Reserve Funds	\$10,000.00
TOTAL REVENUE	\$180,000.00
EXPENSES	
Insurance - State Farm HOA Property Insurance	\$7,233.00
License & Permits (OK Dept of Health)	\$75.00
Maintenance & Services	
Clubhouse Maintenance (Pest Control & Window Cleaning)	\$560.00
Clubhouse Cleaning (Diane Fix \$50 x 52)	\$2,600.00
Lawn Maintenance & Landscaping	\$28,500.00
Pool & Waterfall Maintenance (Dennis Cyr \$1430 x 12)	\$17,160.00
Fitness Equipment Services	\$500.00
Other Fees	
Bank Service Fee	
PO Box Rental	\$106.00
Safe Deposit Box	\$35.00
Website (Go Daddy, iContact, Smore)	\$390.00
Postage & Delivery	\$200.00
Professional Fees	
Accounting (Mark Gunkel, CPA)	\$2,575.00
Security Fees (Halloween)	\$320.00
Repairs	
Building Repairs (Clubhouse, Guardhouse, Pumphouse)	\$1,500.00
Equipment Repairs	\$2,000.00
Pool Repairs	\$1,500.00
Social Committee	\$2,000.00
Supplies	
Clubhouse	\$1,400.00
Pool (Chemicals)	\$1,800.00
Office Supplies	\$300.00
Taxes (Real Estate Taxes on HOA Property)	\$6,900.00
Utilities	
Gas/Electric/Water	\$27,000.00
Suddenlink	\$1,900.00
Falco Alarm Co.	\$240.00
TOTAL OPERATING EXPENSES	\$106,794.00
Less 2018 Reserve Fund. (\$15,441.62)	\$15,000.00
Less 2019 Reserve Fund. (\$15,084.56)	\$15,000.00
Less 2020 Reserve Fund	\$10,000.00
BALANCE FOR CAPITAL IMPROVEMENTS	\$33,206.00
2021 Proposed Capital Improvements	
Park Benches	TBD
Lighting at East Entrance	TBD
Restain cedar trim at clubhouse	TBD
Door access control for clubhouse (requires internet connection)	\$3,900.00
Monitored fire alarm for clubhouse (plus \$20/month monitoring fee)	\$1,100.00
Restain/seal front porch and back patio of clubhouse	\$4,500.00
TOTAL PROPOSED CAPITAL IMPROVEMENTS	\$9,500.00