

Snowden Overlook Community Association					
2022 BUDGET					
Account Number	Account Name	Description	2020 Actual	2021 Budget	2022 Budget
	Income			\$167	\$167.00
41000	Assessments	Income from owner assess.	687,372	687,422	687,392
41068	Carry Over Prior Year	Surplus carried over from prior budget year	0	21,700	20,700
41990	Bad Debt	Write off of uncollectible assessments		(1,920)	(2,040)
42210	Late Fees	Income from late fees	982	1,000	1,000
42340	Pool Guest Pass Fees	Income from pool guest passes	0	0	0
42370	Facility Rental	Income from Clubhouse rentals	225	0	0
42990	Miscellaneous Income	Income from access cards and misc items	230	200	200
43100	Event Income	Income from Events	4,120	24,000	24,000
44001	Interest On Checking	Income from interest	249	100	100
44070	Interest On Collections	Income from collections	103	0	0
	Total Income		693,261	732,502	731,352
	EXPENSES				
	Payroll				
50150	Office Salaries	Funding for employee costs	116,664	121,500	125,145
	Total Payroll		116,664	121,500	125,145
	Utilities				
51500	Electric - Public Area Lighting	Funding for public area lighting expenses for Community	36,769	38,000	38,000
51505	Electric - Clubhouse	Funding for electric usage for Clubhouse	11,577	20,000	12,620
51506	Electric - Gatehouse	Funding for electric usage for guardhouse	885	1,200	1,200
51540	Gas	Funding for gas usage for Clubhouse	4,720	6,000	7,000
51600	Water & Sewer	Funding for water/sewer charges	3,509	4,000	4,500
51650	Cable	Funding for Comcast - internet & cable charges for clubhouse	3,255	3,600	3,600
51660	Telephone	Funding for phone lines - pool clubhouse & guardhouse	6,540	7,000	7,000
	Total Utilities		67,255	79,800	73,920
	Repairs & Maintenance				
52000	General Repairs & Maint.	Funding for repairs to Common Areas-window/rug cleaning, roof repairs	9,649	10,000	8,000
52155	Capital Improvements	Funding for major improvements, not funded from Repl Reserves - \$13K for speed humps in 2021	808	15,000	12,700
52370	Electrical Repairs	Funding for electrical repairs in the Common Areas	2,264	1,500	1,500

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52540	Fitness Center	Funding for repairs to gym equipment	1,233	1,500	1,000
52620	Gate Repairs & Maint.	Funding for repairs to the entry gate/system	2,187	4,000	4,000
52680	Grounds Maintenance	Funding for landscaping not included in the Grounds Contract -	29,550	3,000	3,000
52730	HVAC Repairs	Funding for repairs to the HVAC system	156	4,000	2,000
52752	Irrigation Repairs	Funding for repairs to irrigation system	0	1,000	1,000
52910	Painting	Funding for painting of the Common Areas	23,750	2,500	1,500
52990	Plumbing Repairs	Funding for plumbing repairs	677	1,200	1,200
55160	Maintenance Supplies	Funding for misc supplies, including paper and cleaning and janitorial supplies for clubhouse & pool	4,251	4,000	3,000
Total Repairs & Maintenance			74,525	47,700	38,900
Contracted					
57210	Exterminating	Funding for pest control in the Common Areas	988	1,100	1,100
57235	Fire Alarm Insp/Monitoring	Funding for alarm system monitoring & inspections contract	6,817	6,000	7,000
57250	Fire Extinguisher Contract	Funding for annual inspection contract	0	600	600
57300	Fitness Equipment Contract	Funding for quarterly inspection by RMS Fitness	775	1,200	1,200
57345	Gate Service Contract	Funding for annual PM contract	1,675	1,500	2,000
57390	Grounds Contract	Funding for landscape maintenance contract	12,500	13,000	13,000
57440	HVAC Contract	Funding for annual inspection & maintenance contract	4,062	4,500	4,500
57445	Irrigation Contract	Funding for annual maintenance contract	195	1,200	1,200
57450	Janitorial	Funding for annual cleaning contract	18,494	22,100	23,000
57575	Pet Stations	Funding for weekly service of pet stations	3,176	3,500	3,500
57670	Security	Funding for guard services at Gatehouse	68,269	70,500	71,910
57720	Snow Removal	Funding for snow removal on Common roads, pkg lot & walks	10,515	15,000	15,000
57830	Trash Removal	Funding for trash/recycling collection	85,883	89,050	90,245
Total Contracted			213,349	229,250	234,255

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Account Number	Account Name	Description	2020 Actual	2021 Budget	2022 Budget
	Recreation/Pool Expenses				
59760	Clubhouse - Equipment	Funding for AED & misc equipment purchase/repairs	6,882	4,000	4,000
59790	Pool - Chemicals	Funding for pool chemicals		500	500
59800	Pool - Contract	Funding for pool management, algae & winter PM contracts	28,305	34,938	39,415
59805	Pool - Deck Maintenance	Funding for deck p/w, sealant, & misc repairs		1,000	0
59820	Pool - Equipment Repairs	Funding for pool equipment repairs	2,535	1,500	1,500
59830	Pool - Furniture	Funding for furniture repair/repl.		1,500	1,500
59860	Pool - License / Permit	Funding for annual permits, CPO fees	1,318	500	500
	Total Recreation		39,040	43,938	47,415
	Administrative				
60068	CAI Membership/BOD Training	Funding for member fees and staff training	300	1,000	800
60127	Community Program Supplies	Funding for reusable activity supplies	496	1,500	1,500
60128	Community Events Consumables	Funding for non-food consumables for all events	1,478	6,000	6,000
60129	Community Events	Funding for program supplies, consumable food & beverages	2,140	8,000	8,000
60130	Community Special Events	Funding for Special events	15,344	44,000	44,000
60420	Office Supplies	Funding for mailings, office supplies, newspapers, etc.	10,417	10,000	10,000
60425	Coffee Supplies	Funding for coffee/tea supplies	2,319	8,000	8,000
60440	Postage	Funding for postage fees	435	1,000	1,000
	Total Administrative		32,929	79,500	79,300
	Professionals				
67000	Accounting	Funding for annual audit/tax returns	2,800	2,850	2,850
67100	Consultants	Funding for reserve study & IT Consultants		2,500	2,500
67300	Legal	Funding for legal opinions & collection fees	5,706	8,000	8,000
67600	Management	Funding for management contract fees	51,895	53,452	55,056
	Total Professionals		60,401	66,802	68,406
	Insurance & Taxes				
68050	Insurance - Master Policy	Funding for Prop/Liability, Fidelity and Workers Comp	12,638	13,000	13,000
68800	Income Taxes	Funding for tax liability & extensions	3,229	1,000	1,000
	Total Insurance & Taxes		15,867	14,000	14,000
	Reserves				

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Account Number	Account Name	Description	2020 Actual	2021 Budget	2022 Budget
85000	Replacement Reserve Contribution	Funding for Reserves contributions- from 2019 reserve study	45,411	45,411	45,411
85010	Reserve Contingency	Funding for Operating Contingency - 10% of oper.	7,600	4,600	4,600
	Total Reserves		53,011	50,011	50,011
	TOTAL EXPENSES		673,041	732,502	731,352
	NET INCOME/(LOSS)		20,220	-	-