

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC

2022 Approved Annual Budget

JANUARY 1, 2022 - DECEMBER 31, 2022

		2021 APPROVED BUDGET	2022 APPROVED BUDGET
INCOME:			
00411	HOA Monthly Dues	\$ 1,422,972.00	\$ 1,422,972.00
00412	Median Maintenance Income	\$ 7,885.00	\$ 7,885.00
00415	Legal Fee Recovery	\$ 4,000.00	\$ 1,000.00
00416	Late Fee & Delinq Owner Int	\$ 3,000.00	\$ 2,000.00
00417	Owner NSF/Fines	\$ 3,000.00	\$ 1,000.00
00418	Orientation Fee	\$ 4,500.00	\$ 3,500.00
00420	Gate Card/Barcode/Pool Key In	\$ 7,000.00	\$ 4,000.00
00422	Other Income/Clubhouse Rentals	\$ -	\$ 6,300.00
00426	Rental Home Contribution	\$ 3,000.00	\$ 3,000.00
00428	Operating Bank Interest	\$ 20.00	\$ 20.00
	Subtotal Income	\$ 1,455,377.00	\$ 1,451,677.00
EXPENSES:			
Administrative			
00505	Office Expense	\$ 14,000.00	\$ 7,000.00
00508	Audit Expense	\$ 7,000.00	\$ 7,000.00
00509	Licenses, Taxes & Fees	\$ 500.00	\$ 500.00
00510	Bad Debt	\$ 6,000.00	\$ 4,000.00
00511	Bank Charges/Loan Interest	\$ 200.00	\$ 200.00
00512	Coupon/Barcode Expense	\$ 10,000.00	\$ 2,500.00
00514	Web Hosting	\$ 2,400.00	\$ 3,000.00
00550	Insurance	\$ 50,000.00	\$ 67,000.00
00560	Legal Fees	\$ 35,000.00	\$ 20,000.00
00568	Community Activities	\$ 25,000.00	\$ 25,000.00
00570	Miscellaneous/Cleaning Supplies	\$ 7,000.00	\$ 9,000.00
00580	Bank balance cash infusion	\$ 40,000.00	\$ 40,000.00
	Administrative	\$ 197,100.00	\$ 185,200.00
Contracts			
00601	Management Fees - Master	\$ 106,000.00	\$ 107,000.00
00602	Landscaping Maintenance	\$ 106,800.00	\$ 120,000.00
00603	Pool Maintenance & Repairs	\$ 13,000.00	\$ 15,000.00
00604	Lake Maintenance	\$ 34,000.00	\$ 38,800.00
00608	Janitorial Service	\$ 37,500.00	\$ 45,000.00
00610	Pest Control-Master	\$ 2,000.00	\$ 1,700.00
00615	Gatehouse Attendants	\$ 167,400.00	\$ 180,200.00
00620	Sheriff Patrols	\$ 72,000.00	\$ 52,000.00
00622	Holiday Lights	\$ 8,700.00	\$ 8,700.00
00624	Mulching	\$ 27,000.00	\$ 27,000.00
	Contracts	\$ 574,400.00	\$ 595,400.00
Repair & Maintenance			
00704	General R & M	\$ 25,000.00	\$ 20,000.00
00708	Irrigation Maintenance	\$ 30,000.00	\$ 8,000.00
00710	Guardhouse R & M	\$ 2,500.00	\$ 1,000.00
00712	Lighting Electrical R & M	\$ 5,000.00	\$ 2,500.00
00714	Fitness Center R & M	\$ 3,500.00	\$ 4,000.00
00716	Air Conditioning R & M	\$ 500.00	\$ 1,000.00
00718	Gate R & M	\$ 15,000.00	\$ 25,000.00
00720	Golf Cart R & M	\$ 2,000.00	\$ 1,500.00
00724	Fire Safety R & M	\$ 2,000.00	\$ 1,200.00

00726	Road R & M	\$	5,000.00	\$	5,000.00															
00728	Pressure Cleaning	\$	8,000.00	\$	15,000.00															
	Repair & Maintenance	\$	98,500.00	\$	84,200.00															
Grounds Maintenance																				
00750	Landscape Replacement/Sod	\$	30,000.00	\$	35,000.00															
00754	Palm Tree Trimming	\$	23,200.00	\$	23,200.00															
00756	Hardwood Trimming	\$	14,500.00	\$	14,500.00															
00758	Ficus Hedge Replacements	\$	8,000.00	\$	8,000.00															
00765	Flower Replacement	\$	9,000.00	\$	4,000.00															
	Grounds Maintenance	\$	84,700.00	\$	84,700.00															
Utilities																				
00501	Electricity	\$	55,000.00	\$	55,000.00															
00502	Water & Sewer	\$	5,000.00	\$	3,500.00															
00503	Trash	\$	1,900.00	\$	1,900.00															
00504	Telephone / Internet	\$	17,000.00	\$	20,000.00															
	Utilities	\$	78,900.00	\$	80,400.00															
Capital																				
00900	Capital -- General Master	\$	318,565.00	\$	318,565.00															
	Capital	\$	318,565.00	\$	318,565.00															
Carmel Specific Expenses																				
00810	Landscape Main - Carmel	\$	54,400.00	\$	66,400.00															
00814	Pest Control - Carmel	\$	750.00	\$	750.00															
00816	Pool Maint & Rep - Carmel	\$	11,000.00	\$	15,000.00															
00818	Irrigation Maint - Carmel	\$	24,000.00	\$	8,000.00															
00907	Capital - General - Carmel	\$	13,062.00	\$	13,062.00															
	Carmel Expenses	\$	103,212.00	\$	103,212.00															
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<p style="text-align:center">APPROVED: <i>Caprea, Leam</i> DATE: <u>11/18/21</u></p>																				