

**Somers Point  
2022 Budget Forecast**

January - December 2022

2021 - 2022 HOA Dues including Lien Fees as of 12/28/2021  
TOTAL POTENTIAL REVENUE

\$ 73,302.08  
\$ 73,302.08

EXPENSE

Landscaping

Annual Lawn Maintenance	\$ 37,847.10	
Tree Maintenance (common area trees)	\$ 1,000.00	
Tree Watering (common area trees)	\$ 500.00	
Pond Maintenance	\$ 3,861.00	
Lawn Maintenance (outside items not in annual contract)	\$ 145.00	
<b>Total Landscaping</b>		<b>\$ 43,353.10</b>

Insurance Expense

Liability Insurance Expense	\$ 2,975.00	
<b>Total Insurance Expense</b>		<b>\$ 2,975.00</b>

Legal and Other Professional Fees

CPA Accounting Fees	\$ 150.00	
Lien Filing fees	\$ 2,100.00	
Other Legal Fees	\$ 61.62	
<b>Total Legal Fees</b>	<b>\$ 180.00</b>	
<b>Total Legal and Other Professional Fees</b>		<b>\$ 2,491.62</b>

Repairs & Maintenance Expense

Splash Pad Repairs	\$ 500.00	
Irrigation System Repairs	\$ 1,500.00	
Fence Repairs	\$ 500.00	
Cleaning (Common areas)	\$ 280.00	
Miscellaneous Repairs Expense	\$ 768.75	
<b>Total Repairs &amp; Maintenance Expense</b>		<b>\$ 3,548.75</b>

Utilities Expense

Water & Sewer	\$ 9,692.00	
Electric	\$ 3,058.00	
<b>Total Utilities Expense</b>		<b>\$ 12,750.00</b>

Office Expense

Supplies	\$ 340.86	
Postage	\$ 1,024.54	
<b>Total Office Expense</b>		<b>\$ 1,365.40</b>

Other Expense

Management Fees Expense	\$ 9,625.00	
Meals (HOA Annual Gathering/Meeting)	\$ 4,300.00	
Bank Fees	\$ 25.00	
Website Expenses	\$ 570.98	
HOA Signage	\$ 155.00	
<b>Total Other Expense</b>		<b>\$ 14,675.98</b>

TOTAL EXPENSE

\$ 81,159.85

NET INCOME

\$ (7,857.77)

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2022.

In 2021, the Developer contributions totaled \$13000.00

The Somers Pointe HOA bank balance as of 12/28/2021 is \$2387.15(2022 Prepays are included in the 12/28/2021 bank balance)