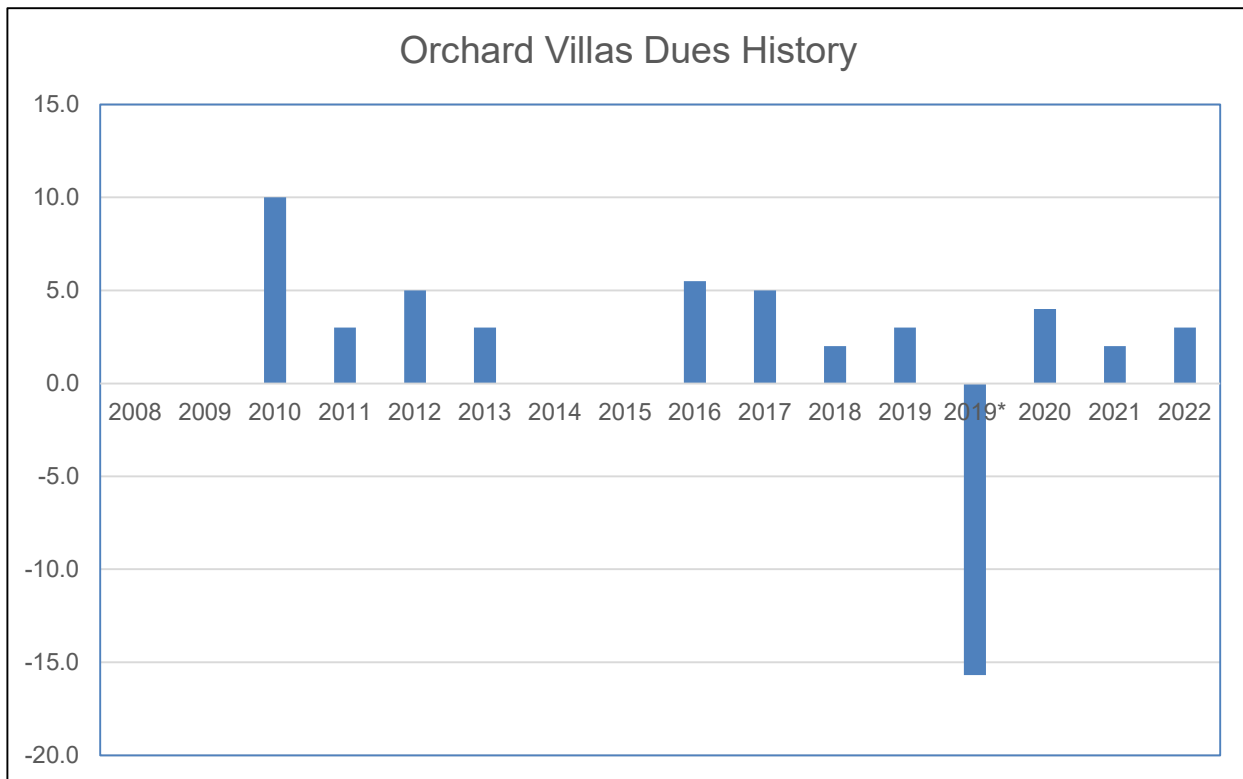


# Orchard Villas

## 2022 Board Approved Budget - Oct. 19, 2021

Dues Increase of 3% for 2022

	2021 Monthly Dues	2022 Monthly Dues	2022 Yearly Dues
Abby	279	287	3,444
Canterbury	303	312	3,744
Chateau	257	265	3,180
Colonade	269	277	3,324
Ducal	303	312	3,744
Villa	233	239	2,868
Windsor	257	265	3,180



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	2021 Budget	2022 Budget
Ordinary Income/Expense		
Income		
Assessment Income		
Dues	295,932.00	304,692.00
Special Assessments	0.00	0.00
Total Assessment Income	295,932.00	304,692.00
Other Income		
Clubhouse Rentals	100.00	100.00
Late Fees	0.00	0.00
Total Other Income	100.00	100.00
Total Income	296,032.00	304,792.00
Expense		
Grounds		
BMP Pond Maintenance	1,800.00	0.00
Irrigation Repairs	6,000.00	6,000.00
Mulch	8,000.00	8,500.00
Snow & Tree Removal	3,000.00	1,500.00
Yard Contract Maintenance	57,300.00	57,300.00
Yard Improvements	6,000.00	7,000.00
Yard Other Maintenance	0.00	0.00
Total Grounds	82,100.00	80,300.00
Maintenance		
Backflow Inspections	4,000.00	4,000.00
Building Maintenance	10,000.00	12,000.00
Building Washing	0.00	0.00
Gutter Cleaning	1,000.00	3,000.00
Termite Contract	3,615.00	3,615.00
Total Maintenance	18,615.00	22,615.00
Miscellaneous		
Contingency	929.00	492.00
Postage & Printing	0.00	150.00
Total Miscellaneous	929.00	642.00
Professional Fees		
Annual Tax Payments	965.00	190.00
Accounting & Tax Prep	1,700.00	1,700.00
HOA Contract Management	14,280.00	15,000.00
Insurance	27,650.00	30,150.00
Legal Fees	1,500.00	500.00
Other Fees	0.00	0.00
Total Professional Fees	46,095.00	47,540.00
Recreation		
Amenities	0.00	315.00

Clubhouse Cleaning	3,560.00	3,200.00
Clubhouse Maintenance	2,362.00	2,703.00
Clubhouse Supplies	50.00	50.00
Fitness Equipment	250.00	250.00
Permits	275.00	310.00
Pool Contract Management	12,066.00	12,066.00
Pool Maintenance	200.00	200.00
Pool Supplies	150.00	150.00
Total Recreation	18,913.00	19,244.00
Utilities		
Electric, Sewer & Water	15,500.00	18,000.00
Gas	300.00	300.00
Phone & Cable TV	1,308.00	513.00
Total Utilities	17,108.00	18,813.00
Total Expense	183,760.00	189,154.00
Net Ordinary Income	112,272.00	115,638.00
Other Income/Expense		
Other Income		
Capital Contributions		
Reserve Interest	2,313.00	1,202.00
Reserve Withdrawals	7,175.00	90,436.00
Total Capital Contributions	9,488.00	91,638.00
Total Other Income	9,488.00	91,638.00
Other Expense		
Capital Expenses		
Capital Maintenance	7,175.00	90,436.00
PY Reserve Contributions		0.00
Reserve Contributions	112,270.00	115,638.00
Reserve Interest Reinvestment	2,315.00	1,202.00
Reserve Study Expenses	0.00	0.00
Total Capital Expenses	121,760.00	207,276.00
Total Other Expense	121,760.00	207,276.00
Net Other Income	--112,272.00	--115,638.00
Net Income	0.00	0.00

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Expense

Grounds

BMP Pond Maintenance	0.00	Do not fund until TriParty issue resolved
Yard Contract Maintenance	57,300.00	Base contract with aeration, fertilizer, Kudzu & bamboo herbicide control (2x), brush hog on Rt64 (2x), seasonal flowers, irrigation startup and shutdown, median and circle included (\$1200)

Maintenance

Gutter Cleaning	3,000.00	Spring cleaning (\$2300) plus odd jobs
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Professional Fees

Insurance	30,150.00	Assumes 5% increase on 2021 premium
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Recreation

Clubhouse Cleaning	3,000.00	New cleaners: twice per month
	200.00	1 carpet cleaning
Clubhouse Maintenance	384.00	Monthly pest control by Dodson
	321.00	HVAC maintenance contract
	216.00	4 MERV13 HVAC filters
	200.00	Replace HVAC UV lamp
	260.00	Exit sign & spots replace and install
	53.00	Exit sign batteries
	69.00	Fire extinguisher inspections
	1,200.00	General repairs
Pool Contract Maintenance	12,066.00	Approximate 1% increase

Other Expense

Capital Expenses

Capital Maintenance	88,678.00	Paint Phase 2 Buildings
	0.00	Pool area furniture delayed to 2023
	1,758.00	Pool salt cell replacement
Capital Contribution	115,638.00	3% Contribution increase