

Links at Emerald Dunes Condominium Association
Approved Budget
January through December 2022

The Links at Emerald Dunes 2022 Proposed Budget/ \$270 Per Home		2021	2022
Ordinary Income/Expense			
Income			
1000 · Association Dues		\$555,000.00	\$599,400.00
Total Income		\$555,000.00	\$599,400.00
Gross Profit		\$555,000.00	\$599,400.00
Expense			
General Administrative			
5000 · Accounting	\$3,600.00	\$3,600.00	
5010 · Legal Fees	\$12,000.00	\$12,000.00	
5030 · Office Supplies	\$4,776.00	\$4,836.00	
5060 · Licenses and Fees	\$3,744.00	\$3,744.00	
5080 · Insurance Expenses	\$102,000.00	\$114,000.00	
5130 · Master Association Dues	\$27,000.00	\$28,800.00	
Total General Administrative	\$153,120.00	\$166,980.00	
Operating Expenses			
6000 · Management Fees	\$102,000.00	\$102,000.00	
6030 · Maintenance- Lawn	\$78,000.00	\$78,000.00	
6050 · Pest Control	\$2,100.00	\$2,100.00	
6060 · Irrigation	\$6,000.00	\$6,600.00	
6120 · Security	\$17,400.00	\$31,200.00	
Total Contract Services	\$205,500.00	\$219,900.00	
Maintenance			
7000 · Lawn Enhancement	\$24,000.00	\$24,000.00	
7010 · Tree Trimming	\$24,000.00	\$24,000.00	
7020 · Electric and Lighting	\$4,200.00	\$3,600.00	
7070 · General Repairs & Maintenance	\$24,000.00	\$24,000.00	
7080 · Janitorial and Supplies	\$2,400.00	\$2,400.00	
7090 · Pool Service	\$4,500.00	\$4,800.00	
7100 · Pool Repairs	\$3,000.00	\$4,800.00	
7120 · Gate and Fence Repairs	\$6,000.00	\$6,000.00	
7170 · Equipment Rental	\$2,400.00	\$2,400.00	
Total Maintenance	\$94,500.00	\$96,000.00	
Utilities			
8000 · Electric	\$24,000.00	\$24,000.00	
8010 · Water	\$1,800.00	\$3,000.00	
8040 · Trash	\$7,200.00	\$14,400.00	
8050 · Cable	\$2,700.00	\$3,120.00	
Total Utilities	\$35,700.00	\$44,520.00	
Total Expense	\$488,820.00	\$527,400.00	
Net Ordinary Income	\$66,180.00	\$72,000.00	
Other Income/Expense			
Other Expense			
Reserve Funding			
Reserve Expense	\$66,180.00	\$72,000.00	
Total Reserve Funding	\$66,180.00	\$72,000.00	
Total Other Expense	\$66,180.00	\$72,000.00	
Net Other Income	-\$66,180.00	-\$72,000.00	
Net Income	\$0.00	\$0.00	

2022 Reserve Study	\$44,561.00	\$44,561.00	2022 Fully Funded
Remaining Life/ Useful Life	Actual Balance	Estimated Cost	Fully Funded
Roof - 7 / 25	\$345,235.00	\$1,300,000.00	\$0.00
Painting- 6 / 7	\$0.00	\$2,250.00	\$0.00
Paving- 1/ 10	\$40,348.00	\$92,500.00	\$0.00
Pool/Spa- 1/ 5	\$8,701.00	\$1,000.00	\$0.00
Pooled	\$391,626.00		\$72,000.00
Total	\$785,910.00	\$1,627,500.00	\$72,000.00