



LAKE HENRY ESTATES

2021 Budget

January through December 2021

Approved by BOD on 12/18/2020

INCOME

4000 - Maintenance Fees	
4001 - Maintenance Fees	\$ 772,800
4002 - Late Fees / Maint	\$ 600
4003 - Recovery Legal Charges	\$ 6,000
4004 - Yard Maint Fees / deferred	\$ 500
Total 4000 - Maintenance Fees	\$ 779,900
4010 - Income / S.Activities	
4011 - Social Tickets, 50/50	\$ 10,000
Total 4010 - Income / S.Activities	\$ 10,000
4015 - Income / PUB	
4016 - Income Pub Beverage	\$ 11,000
Total 4015 - Income / PUB	\$ 11,000
4020 - Income / Golf	
4021 - Golf Fees - Membership	\$ 23,700
4022 - Golf Committee Income	\$ -
Total 4020 - Income Golf	\$ 23,700
4025 - Income / Newsletter ads	\$ 3,500
4031 - Income / Corporate (Lamp post globe, fax, copies, gate openers)	\$ 2,600
4040 - RV, Boat Trailer Storage	\$ 7,000
4042 - Private Dock Lease Fees (Private Dock Owners portion)	\$ 2,600
4045 - Boat Dock Slips	\$ 1,500
4050 - New Homeowner Administrative Fee	\$ 6,000
4055 - Water Usage Fees	\$ 4,500
4060 - Credit Card rewards	\$ 4,000
4090 - Salvage	\$ 800
Total Income	\$ 857,100

EXPENSE

6000 - Administrative Expenses	
6003 Birthday/Anniversary	\$ 450
6005 TechMate/Computer Contract	\$ 1,800
6006 TechMate Repairs/Supplies	\$ 1,250
6007 - General Supplies/PC/Software	\$ 5,000
6010 - Legal Fees (Professional Fees)	\$ 20,000
6011 - Licenses/Permits/Corp. Dock Fees/Pool	\$ 8,000
6012 Memberships/Dues/Cont Education	\$ 500
6013 - Mileage	\$ 1,300
6017 - Postage and Delivery	\$ 800
6019 - Printing/Reproduction /NL/DEX	\$ 11,000
6023 - Professional/CPA/Tax Advisor	\$ 15,000
Total 6000 - Administrative Expenses	\$ 65,100
6040 - Insurance Premiums	
6042 - Casualty Liability Insurance	\$ 18,000
6044 - Liability Insurance / Worker's Comp.	\$ 6,000
6046 - Employee Insurance	\$ 2,500
Total 6040 - Insurance Premiums	\$ 26,500
6200 - Payroll Expenses	
6205 - Salary & Wages	\$ 165,000
6210 - Payroll Taxes	\$ 16,000
Total 6200 - Payroll Expenses	\$ 181,000
6300 Security/Gate/Flag	\$ 2,500

6400 - Taxes	
6402 · Fed income tax	\$ 4,000
6410 · Property Taxes	\$ 19,600
6412 · State Sales Tax	\$ 1,700
Total 6400 - Taxes	\$ 25,300
6500 - Main Sewer & Water Plant	
6505 · Contingency / Repairs	\$ 2,500
6510 · Chlorine	\$ 6,500
6515 · Consta Flow, wastewater Contract	\$ 16,200
6520 Consta Flow / Maintenance / Repairs	\$ 17,500
6525 · Sludge removal	\$ 10,000
6530 · Potable Water/Testing/Repairs (Water Tank / Potable Water)	\$ 5,000
6540 · Extra supplies / meters (includes 40 water meters)	\$ 5,000
Total 6500 - Main Sewer & Water Plant	\$ 62,700
6600 - Amenities	
6605 · Boat Dock / Pontoon	\$ 500
6610 · Bocce Ball	\$ 1,000
6620 · Pool and Spa Contracts and Maintenance	\$ 15,000
6625 · Shuffleboard	\$ 500
6630 · Tennis / Pickelball Courts	\$ 500
6640 · Wood Shop	\$ 2,500
Total 6600 - Amenities	\$ 20,000
6650 - Main Clubhouse	
6655 · Clubhouse Building / Maintenance	\$ 13,500
6660 · Contracts (Magic Genie, Bug Man, United Refrig &AC, Ridge Fire)	\$ 20,000
6665 · Craft Room	\$ -
6670 · Exercise Room	\$ 600
6675 · Kitchen	\$ 500
6680 · Library	\$ 200
6690 · Billard Room	\$ 200
6692 · All AV / Media /Security Cams	\$ 3,000
Total 6650 - Main Clubhouse	\$ 38,000
6700 - Common Grnds/GC maint. (repairs/maint)	
6710 · Compound / Grounds Keeping Flowers)	\$ 1,000
6715 · Equipmt repair, parts / Rentals	\$ 8,000
6720 · Spraying / Maintaining Retention Ponds	\$ 11,000
6722 Common Grounds	\$ 25,000
6725 · Trash	\$ 10,000
6730 Golf Course Maintenance and Repairs	\$ 25,000
Total 6700 - Common Grnds/GC maint. (repairs/maint)	\$ 80,000
6800 · Uniforms and other expenses (Pre-employment test, safety equip,etc.)	\$ 1,000
6900 - Utilities	
6905 · Amerigas (propane for kitchen)	\$ 500
6910 · Duke Energy	\$ 50,000
6925 - Duke Street Lights	\$ 24,000
6920 · Spectrum Cable	\$ 178,000
6930 · Telephone (gate,office, Chlorine) & Office Internet	\$ 4,000
Total 6900 - Utilities	\$ 256,500
7100 - Expenses / Social Committee	\$ 11,500
7200 - Expenses / PUB Committee	\$ 8,000
Total Committee Expense	\$ 19,500
7400 Projects 2021	
7415 Retention Pond 4 Capital Maint	\$ 50,000
7420 Projects 2021 Other	\$ 29,000
Total 7400 - Projects 2021	\$ 79,000
Total Expense	\$ 857,100
Net Income	\$ (0)