



LAKE HENRY ESTATES
2022 Proposed Budget
January through December 2022

Approved by BOD on 11/19/21

2022 Budget	
4000 - Maintenance Fees	
4001 - Maintenance Fees	\$ 806,400
4002 - Late Fees / Maint	\$ 600
4003 - Recovery Legal Charges	\$ -
4004 - Yard Maint Fees / deferred	\$ 500
Total 4000 - Maintenance Fees	\$ 807,500
4010 - Income / S.Activities	
4011 - Social Tickets, 50/50	\$ 18,000
Total 4010 - Income / S.Activities	\$ 18,000
4015 - Income / PUB	
4016 - Income Pub Beverage	\$ 8,000
Total 4015 - Income / PUB	\$ 8,000
4020 - Income / Golf	
4021 - Golf Fees - Membership	\$ 27,200
4022 - Golf Committee Income	\$ 2,500
Total 4020 - Income Golf	\$ 29,700
4025 - Income / Newsletter ads	\$ 3,500
4031 - Income / Corporate (Lamp post globe, fax, copies, gate openers)	\$ 1,500
4035 - Income / Memorial Fund	\$ -
4040 - RV, Boat Trailer Storage	\$ 7,000
4042 - Private Dock Lease Fees (Private Dock Owners portion)	\$ 3,000
4045 - Boat Dock Slips	\$ 1,000
4050 - New Homeowner Administrative Fee	\$ 6,000
4055 - Water Usage Fees	\$ 4,500
4060 - Credit Card rewards	\$ 4,000
4090 - Salvage	\$ 800
Total Income	\$ 894,500
6000 - Administrative Expenses	
6003 Birthday/Anniversary	\$ 200
6005 TechMate/Computer Contract	\$ 2,700
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	\$ 900
6013 - Mileage	\$ 1,000
6017 - Postage and Delivery	\$ 400
6019 - Printing/Reproduction /NL/DEX	\$ 10,000
6023 - Professional/CPA/Tax Advisor	\$ 12,000
Total 6000 - Administrative Expenses	\$ 61,450
6040 - Insurance Premiums	
6042 - Casualty Liability Insurance	\$ 16,000
6044 - Liability Insurance / Worker's Comp.	\$ 10,000
6046 - Employee Insurance	\$ 2,600
Total 6040 - Insurance Premiums	\$ 28,600
6200 - Payroll Expenses	
6205 - Salary & Wages	\$ 176,500
6210 - Payroll Taxes	\$ 16,000
Total 6200 - Payroll Expenses	\$ 192,500
6300 Security/Gate/Flag	\$ 2,500
6400 - Taxes	
6402 - Fed income tax	\$ 6,000
6410 - Property Taxes	\$ 19,600
6412 - State Sales Tax	\$ 1,700
6415 - State income tax	\$ 1,800
Total 6400 - Taxes	\$ 29,100



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6500 - Main Sewer & Water Plant	
6505 - Contingency / Repairs	\$ 2,500
6510 - Chlorine	\$ 10,000
6515 - Consta Flow, wastewater Contract	\$ 16,200
6520 Consta Flow / Maintenance / Repairs	\$ 25,000
6525 - Sludge removal	\$ 12,000
6530 - Potable Water/Testing/Repairs	\$ 5,000
6540 - Extra supplies / meters (includes water meters)	\$ 5,000
6550 - Main Sewer & Water Plant OTHER	\$ -
Total 6500 - Main Sewer & Water Plant	\$ 75,700
6600 - Amenities	
6605 - Boat Dock / Pontoon	\$ 2,000
6610 - Bocce Ball	\$ 500
6620 - Pool and Spa Contracts and Maintenance	\$ 20,000
6625 - Shuffleboard	\$ 750
6630 - Tennis / Pickelball Courts	\$ 500
6640 - Wood Shop	\$ 3,000
Total 6600 - Amenities	\$ 26,750
6650 - Main Clubhouse	
6655 - Clubhouse Building / Maintenance	\$ 13,500
6660 - Contracts (Magic Genie, Bug Man, etc)	\$ 20,000
6665 - Craft Room	\$ -
6670 - Exercise Room	\$ 600
6675 - Kitchen	\$ 500
6680 - Library	\$ 100
6690 - Billard Room	\$ 200
6692 - All AV / Media /Security Cams	\$ 3,000
Total 6650 - Main Clubhouse	\$ 37,900
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	\$ 8,000
6730 Golf Course Maintenance and Repairs	\$ 27,200
Total 6700 - Common Grnds/GC maint. (repairs/maint)	\$ 80,200
6800 - Uniforms and other expenses	\$ 1,100
6900 - Utilities	
6905 - Amerigas (propane for kitchen)	\$ 500
6910 - Duke Energy	\$ 50,000
6925 - Duke Street Lights	\$ -
6920 - Spectrum Cable	\$ 198,000
6930 - Telephone (gate,office,pub)	\$ 5,000
Total 6900 - Utilities	\$ 253,500
7040 - Expenses / Memorial Fund	\$ -
7100 - Expenses / Social Committee	\$ 18,000
7200 - Expenses / PUB Committee	\$ 8,000
7300 - Expenses / GOLF Committee	\$ 2,500
Total Committee Expense	\$ 28,500
7400 Projects 2022	
7405 Boat Ramp	
7410 Erosion retention wall	
7415 Retention Pond 4 Capital Maint	
7420 Projects Other	76,700
Total 7400 Projects	\$ 76,700
7500 Emergency Fund	\$ -
Total Expense	\$ 894,500
Net Income	\$ -