

**CUMBERLAND TRACE**  
126 Units  
**JANUARY 1, 2022- DECEMBER 31, 2022 PROPOSED BUDGET**

ACCT	REVENUE	2021 ANNUAL	2022 PROPOSED ANNUAL	2022 PROPOSED MONTHLY
4010	Unit Maintenance Fees	\$241,920	\$241,920	\$20,160
4200	Water / Trash Reimbursement Income	\$93,300	\$93,300	\$7,775
	<b>TOTAL REVENUE</b>	<b>\$335,220</b>	<b>\$335,220</b>	<b>\$27,935</b>
	<b>OPERATING EXPENSES</b>			
5010	Miscellaneous Administrative	\$2,900	\$2,900	\$242
5020	Archive Records Storage (15)	\$675	\$675	\$56
5030	Lock Box Fee	\$945	\$945	\$79
5035	Web-Site	\$400	\$595	\$50
5200	Pest Control / Bats	\$5,508	\$12,000	\$1,000
5300	Insurance	\$6,148	\$6,800	\$567
5400	Landscaping Contract	\$42,333	\$43,596	\$3,633
5410	Grounds / Other / Mulch	\$6,000	\$8,000	\$667
5420	Irrigation	\$3,200	\$2,000	\$167
5430	Tree Trimming	\$5,400	\$5,400	\$450
5450	Landscaping Replacement	\$3,000	\$0	\$0
5600	Fees to Division	\$70	\$80	\$7
5610	Permits & Licenses	\$175	\$175	\$15
5615	Pool Permit	\$175	\$0	\$0
5800	Management Fee	\$18,144	\$19,800	\$1,650
5900	Legal Services	\$1,500	\$1,250	\$104
5910	Audit & Accounting / Tax Return	\$325	\$425	\$35
5950	Bad Debt Expense	\$6,000	\$4,000	\$333
6100	Building Maintenance/Misc Maintenance	\$8,000	\$10,000	\$833
6110	Common Area Maintenance	\$4,000	\$0	\$0
6150	Pressure Washing	\$9,600	\$10,000	\$833
6165	Lake/Pond Maintenance	\$1,320	\$1,440	\$120
6200	Pool Contract	\$6,600	\$6,000	\$500
6210	Pool Repairs	\$1,500	\$1,500	\$125
6220	Pool Cabana / Janitorial	\$6,225	\$7,000	\$583
7000	Utilities - Electric	\$8,400	\$8,800	\$733
7001	Utilities - Water & Sewer & Trash	\$92,000	\$93,300	\$7,775
7005	Utilities - Trash Removal	\$28,000	\$0	\$0
7007	Cable	\$1,746	\$2,280	\$190
8000	Operating Contingency	\$1,500	\$9,340	\$778
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$271,789</b>	<b>\$258,301</b>	<b>\$21,525</b>
	<b>RESERVES</b>			
9020	Reserves - Painting	\$1,356	\$4,857	\$405
9020	Reserves - Streets & Pavement	\$5,218	\$5,218	\$435
9030	Reserves - Roofing	\$25,409	\$25,409	\$2,117
9045	Reserves - Pool	\$1,633	\$1,633	\$136
9050	Reserves - Fencing	\$1,184	\$1,184	\$99
9060	Reserves - Landscape/Gutters	\$21	\$9	\$1
9100	Reserves - Deferred Maintenance	\$28,610	\$38,610	\$3,218
	<b>TOTAL RESERVES</b>	<b>\$63,431</b>	<b>\$76,919</b>	<b>\$6,410</b>
	<b>TOTAL EXPENSES</b>	<b>\$335,220</b>	<b>\$335,220</b>	<b>\$27,935</b>

(\$0)

YOUR 2022 FEES WILL REMAIN THE SAME AT : \$160.00

*Approved 11/16/21*  
*/Peter Banks*

**RESERVE ANALYSIS  
CUMBERLAND TRACE  
JANUARY 1, 2022 - DECEMBER 31, 2022**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2022</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2022 Fully Funded Annual Reserves</b>	<b>2022 Actual Budgeted Amount</b>
Reserves - Painting	\$119,000	\$99,574	8	4	\$19,426	\$4,857	\$4,857
Reserves - Paving	\$150,000	\$71,728	25	15	\$78,272	\$5,218	\$5,218
Reserves - Roofing	\$500,000	\$42,639	20	18	\$457,361	\$25,409	\$25,409
Reserves - Pool	\$40,000	\$26,938	15	8	\$13,062	\$1,633	\$1,633
Reserves - Fencing Landscape/Gutters Project	\$36,000	\$4,029	30	27	\$31,971	\$1,184	\$1,184
Reserves - Deferred Maintenance	\$22,000	\$21,867	20	15	\$133	\$9	\$9
		\$79,041				\$0	\$38,610

**TOTALS**      **\$867,000**      **\$345,816**      **\$600,225**      **\$38,309**      **\$76,919**