

Tradition Community Association, Inc.
2022 Approved Budget for the period of
January 1, 2022 through December 31, 2022

Description	2021 Approved	2022 Approved
Assessments Effective January 1, 2022		
Revenues		
400100 Maintenance Fees	1,196,640	1,548,527
400108 Contra Revenue - Bad Debt	(24,000)	(24,000)
400400 Late Fees	110,400	48,000
401110 Interest Income - Collections	12,000	12,000
401111 Bank Interest Income	0	1,800
400840 Event Income	252,000	132,000
420111 DRC Review Fees	63,000	54,086
420150 Cable/Internet/Alarm Reimbursement	9,788,784	10,621,872
420180 Prior Year Surplus	336,000	180,000
420900 Miscellaneous Income	0	0
Total Revenues	11,734,824	12,574,285
Administrative Expenses		
520110 Printing & Postage	118,500	57,500
520119 Office Expenses	42,000	42,000
520124 Office Equipment - Lease	2,400	5,904
520131 Web Site	2,340	2,340
530100 Audit / Tax Preparation	6,840	7,608
530110 Legal - General Matters	48,000	42,000
530111 Legal - Collection Matters	4,800	4,800
540110 Dues, Licenses & Subscriptions	1,200	2,028
Total Administrative Expenses	226,080	164,180
Insurance		
510100 Insurance	77,748	114,732
Total Insurance	77,748	114,732
Contract Services		
555100 Office Personnel	198,912	274,721
555200 Maintenance Personnel	88,140	45,984
555705 Security Patrol	80,112	42,648
600000 Management Service Contract	103,212	132,132
700100 Lawn Maintenance	219,396	219,396
700132 Landscape Extras	20,400	20,400
700210 Tree Trimming	66,000	66,000
701000 Irrigation Contract	2,400	2,400
702150 Holiday Decorations Contract	78,000	78,000
707040 Janitorial Contract	34,200	43,200
712500 IWF Maintenance Contract	9,600	8,220
713019 Events	452,400	471,600
Total Contract Services	1,352,772	1,404,701
Repairs & Maintenance		
702000 Misc Operations, Repair	60,000	60,000
702010 Supplies	48,000	48,000
702015 Repairs & Maintenance - Dog Park	4,800	4,800
702026 Street & Gutter Repair & Cleaning	24,000	18,000
702065 Repairs & Maintenance - Equipment	1,200	2,400
702072 Repairs & Maintenance - Plumbing	1,200	1,200

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10-14-21

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Repairs & Maintenance - Continued

702080	Repairs & Maintenance Street Lights	6,000	6,000
702110	Signage	12,000	12,000
702178	Pest Control	6,600	7,200
702402	Painting	8,400	4,800
703000	IWF Maintenance	1,200	1,200
711393	Ebike Service Contract	10,800	10,800
713443	Flags	3,000	3,000
	Total Repairs & Maintenance	187,200	179,400

Utilities

705010	Electricity	39,600	36,000
705030	Water & Sewer	24,000	18,000
705042	Irrigation Water Supply	23,400	23,400
705050	Cable, Internet & Alarm (Pass Thru)	9,788,784	10,621,872
705060	Trash Removal	14,400	10,800
705070	Telephone	840	1,200
	Total Utilities	9,891,024	10,711,272

Total Expenses	11,734,824	12,574,285
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Net Income (Loss)	0	0
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Tradition Community Association, Inc. Proposed Maintenance Assessments Effective January 1, 2022	2021 Approved	2022 Approved
Budget Expenses less Bluestream Passthru	\$ 1,946,040.00	\$ 1,952,413.00
Less All other Income Sources	\$ 773,400.00	\$ 403,286.00
Required Assessment Revenue	<u>\$ 1,172,640.00</u>	<u>\$ 1,549,127.00</u>
Total Unit Count		
Builder Lots	1020	788
Residents	4700	5100
TOTAL	<u>5720</u>	<u>5888</u>
2021 Monthly Assessment = (Revenue ÷ Units ÷ 12 months)	\$ 17.44	\$ 21.93
Annual Bluestream Pass Through - Monthly Amount	\$ 173.56	\$ 173.56
TOTAL 2021 Monthly Assessment w/ Pass Through	<u>\$ 191.00</u>	<u>\$ 195.49</u>