

Fenwick Homeowners Association - 2022 Budget
 Prepared by Fenwick Budget Committee and Maintenance Committee
 Approved by Fenwick HOA Board of Directors, September 2021

	2020		2021		2021		2022	
	Total	Budget	Expenses as of Sept. 30		Budget	Budget		Notes on Changes
	Expenses							
Insurance & Taxes	\$ 15,521	\$ 15,000	\$	\$ 12,491	\$	\$ 15,000	\$	
Management Company Fees	\$ 17,917	\$ 21,500	\$	\$ 16,125	\$	\$ 9,000	\$	New company, fewer services
Social Activities	\$ 2,157	\$ 3,200	\$	\$ 1,631	\$	\$ 3,200	\$	
Other Administrative Expenses	\$ 2,622	\$ 9,950	\$	\$ 4,322	\$	\$ 10,700	\$	Mailings, legal, violations, delinquencies, website, signs, etc.
Total Administrative Expenses	\$ 38,216	\$ 49,650	\$	\$ 34,569	\$	\$ 37,900	\$	
Clubhouse Improvements, Repairs	\$ 15,193	\$ 1,000	\$	\$ 884	\$	\$ 3,500	\$	General repairs needed; 2020 parking lot
Rentals Management & Cleaning	\$ 7,312	\$ 3,000	\$	\$ 15	\$	\$ 4,000	\$	Hire resident, as needed
Playground & Storage Rental	\$ 3,895	\$ 5,140	\$	\$ 2,405	\$	\$ 3,404	\$	No mulch added; 10% cost increase
Total Clubhouse operation & Maintenance	\$ 26,400	\$ 9,140	\$	\$ 3,304	\$	\$ 10,904	\$	
Mowing, Fertilizer, Flowerbeds Contract	\$ 106,894	\$ 102,128	\$	\$ 81,928	\$	\$ 107,243	\$	Increase few mowing/brushhog frequency
Tree & Debris Haul-off	\$ 33,021	\$ 15,000	\$	\$ 20,600	\$	\$ 27,500	\$	Ice/freeze damage; more cleanup needed
Fountains, Ponds & Creek Maintenance	\$ 8,793	\$ 11,500	\$	\$ 3,273	\$	\$ 10,520	\$	Fix drainage near Halbrooke Cir
Lighting & Electrical Maintenance	\$ 599	\$ 5,500	\$	\$ 2,085	\$	\$ 5,500	\$	Holiday lights labor + entrance signs
Irrigation/Sprinklers Maintenance	\$ 2,875	\$ 3,000	\$	\$ 2,865	\$	\$ 3,000	\$	
Pathway (Sidewalk/Trail) Maintenance	\$ 2,000	\$ -	\$	\$ 125	\$	\$ 2,500	\$	Fix Saddlecreek trail drainage
Tree/Shrub Maintenance	\$ -	\$ 2,500	\$	\$ 1,874	\$	\$ 2,500	\$	Spray for bagworms, poison ivy, etc
Brick Wall Perimeter Repair	\$ 715	\$ 2,000	\$	\$ 1,850	\$	\$ 5,000	\$	Increase repairs to extend life
Required Maintenance Budgeted	\$ -	\$ 5,000	\$	\$ -	\$	\$ 10,000	\$	Buffer for unknown large expense
Total Landscaping & Grounds	\$ 154,898	\$ 146,628	\$	\$ 114,600	\$	\$ 173,763	\$	
Pool Management & Monitors	\$ 18,368	\$ 17,100	\$	\$ 16,095	\$	\$ 17,100	\$	Continue with pool monitors
Pool Cleaning & Chemicals	\$ 10,963	\$ 10,500	\$	\$ 10,717	\$	\$ 10,500	\$	
Pool Repairs, Supplies, Licenses	\$ 1,891	\$ 4,125	\$	\$ 5,098	\$	\$ 3,050	\$	
Total Pool Maintenance and Operation	\$ 31,222	\$ 31,725	\$	\$ 31,910	\$	\$ 30,650	\$	
Total Utilities	\$ 20,845	\$ 20,300	\$	\$ 16,398	\$	\$ 20,300	\$	Electric, water, CH dumpster, phone/wifi
Mandatory Reserve Assessment	\$ 45,536	\$ 42,709	\$	\$ 42,709	\$	\$ 40,152	\$	For large replacements & pond dredging
Total Expenses	\$ 317,116	\$ 300,152	\$	\$ 243,489	\$	\$ 313,669	\$	
Carryover from Previous Year	\$ (40,000)	\$ (40,000)	\$	\$ -	\$	\$ -	\$	Dec. 31 Bank Balance: around \$0
Total	\$ 277,116	\$ 260,152	\$	\$ 260,152	\$	\$ 313,669	\$	Expenses divided by 713 homes/lots
Assessment for Year	\$ 370.00	\$ 365.00	\$	\$	\$	\$ 440.00	\$	Dues in 2022