

2022 VINTAGE OAKS HOA - Budget Item Description	APPROVED 2022	MONTHLY COST	UNIT COST	NOTES	ACTUAL 2021	MONTHLY COST	UNIT COST		
INCOME				The 2022 HOA Budget was approved by the Board on 5.14.2022 at their Annual Meeting.					
HOA Dues	341880	28490	385		288600	24050	325		
Key Card/Gate Access	150	13			115	10			
Late Fees	250	21			0	0			
Interest Income		0			0	0			
Violations/Penalties	300	25			50	4			
2022 CLK CTY EASEMENT	57100	4758							
TOTAL INCOME	399680	33307			288765	24064			
RESERVES									
Sewer Project to reserve	57100	4758			0	0			
Allocation to Reserves	3350	279			16760	1397			
Allocation to Constr Reserve	93240	7770			93240	7770			
TOTAL RESERVE CONTRIBUTION	153690	12808			110000	9167			
NET OPERATING INCOME	245990	20499			178765				
						18333			
OPERATING EXPENSES									
Admin									
Admin Services	3000	250			3187	266			
Bank Charges	240	20			0	0			
Telephone- Gate, Clubhouse, Ce	950	83			922	77			
Audit/Tax Return	2100	175			2075	173			
License, Permits, Fees	1300	117			1296	108			
Legal Services	5500	542		2500 extra for foreclosure	3632	303			
Clubhouse Computers	450	42		250 one time to upgrade outlook	0	0			
Management Fees	15100	1258			9900	825			
Insurance	51744	2167		Increase of 27,656	24088	2007			
Professional Services	2500	208		Foreclosure	0	0			
ADMIN EXP	82884				45100				
Utilities									
Sewer	30000	2500			29313	2443			
Water	13500	1125			13310	1109			
Electricity	2400	200			2434	203			
Cable/Internet	1950	167			1933	161			
Waste Removal	16200	1350			16127	1344			
Gas	1350	83			1355	113			
UTILITY EXP	65400				64472				
Maintenance/Supplies									
Maintenance	46800	3900		20hr/wk @\$45	61634	5136			
Common Area Maintenance	3600	300		80hr/yr @\$45	0	0			
Contract Services	1200	100			7723	644			
Building/Roof Repairs	1500	125			1870	156			
Plumbing Repairs (Common Area)	1500	125			1862	155			
Gutter/Roof Cleaning	12527	1044			0	0			
Pool Maintenance	600	50		Opening and closing	0	0			
Pool Repairs	1000	83			516	43			
Landscape (Contract)	22140	1845			27457	2288			
Landscape (Improvements)	3500	292			700	58			
Pest Control (Common & Occup	1700	142			1679	140			
Security Gate Maintenance/Repa	650	54			1784	149			
Common Area Supplies	400	33			106	9			
Pool Supplies	600	50			0	0			
MAIN/SUP EXP	97717				105331				
TOTAL OPERATING EXPENSE	246001	20500			214903	17909			
OPERATING INCOME	-11	-1			-36138	-3012			
Insurance 2021 Claim Proceeds	2173				106620				
Insurance 2021 Claim Expense					104447				
Net Proceed	2173				2173				
Actual Net Income	2162	180			-33965	-2830			
VINTAKE OAKS HOA	2022	2021							
Reserves	RESERVE	RESERVE							
Beginning Balance	430800	309916							
Reserve Contribution	153690	120884							
Reserve Income	584490	430800							

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Reserve Expenses									
Reserve Study	649								
Barkdust	6000								
Gate access System Loops	3100								
Gate Entry Access Systems	3900								
Gate Sensors	2000								
Gate Swing Entry Operators	11400								
Paving, Seal Coat and Stripe	17500								
Pool Cover	1200								
Pool Furniture	3100								
Pool Heater	3500								
Pool Pumps	1100								
Spa Cover	1000								
Spa Heaters	3200								
Spa Pumps	1700								
Treework	2000								
TOTAL	61349		0						
Ending Balance	499493		419916						