

CAROLINA MAINTENANCE ASSOCIATION

Approved Operating Budget
January 1, 2022 through December 31, 2022

Approved
2022
Budget

Management Fee	57,573
Accounting	1,000
Legal	2,500
Insurance	38,500
Office Exp/Postage	8,000
Bad Debt	3,000
Electricity	13,000
Repairs & Maintenance	5,000
Tree Trimming	8,000
Holiday Lights	8,100
Landscape Contract	42,500
Landscape Plants/Rep.	10,000
Fert / Pest Control	11,000
Irrigation Repairs	4,000
Lake Maintenance	29,604
Fountain Maint.	2,500
Reserves-Def. Maint.	25,203

Total Expenses/Income **\$269,480**
Maint Fee Per Home **\$128**
Maint fee Apartments **\$64**

HOMES IN CAROLINA MAINTENANCE (1803) **\$230,927.97**
UNITS IN FAIRWAYS @ CAROLINA (APT. RENTALS 208) **\$13,320.30**
UNITS IN PINEBROOK POINT(APT. RENTALS 394) **\$25,231.73**
\$269,480.00

RESERVE SUMMARY

<u>DESCRIPTION</u>	ESTIMATED LIFE (IN YEARS)	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED BALANCE 12/31/2021	REQUIRED 2022
Monument Signs	20	\$25,000	0	\$25,000	\$0.00
Fountain	8	\$20,000	3	\$21,853	\$0.00
Lake & Waterway Drainage	4	\$45,000	3	\$46,250	\$0.00
Unallocated reserves				\$118,000	\$25,203
Self Insured				\$10,000	\$0.00
				<u>\$221,103</u>	<u>\$25,203</u>

\$25,203