

**LANDINGS MANAGEMENT ASSOCIATION, INC.**

**APPROVED BUDGET**

**FOR THE PERIOD**

**January 01, 2021 - December 31, 2021**

	2020	2021	
	APPROVED BUDGET	APPROVED BUDGET	VARIANCE vs 2020 BUDGET
<b>REVENUES</b>			
5010 ASSESSMENTS	671,588	697,788	26,200
5012 C & D ASSESSMENTS	29,839	29,451	(388)
5040 Other/Fines/Late FEes	-	-	-
5045 Interest Charges	-	-	-
5050 Interest Income	4,500	4,500	-
5070 VEHICLE DECALS	980	980	-
TOTAL INCOME	<b>706,907</b>	<b>732,719</b>	<b>25,812</b>
<b>EXPENSES AND RESERVES</b>			
<u>GROUNDS</u>			
7120 GROUNDS CONTRACT	58,754	71,500	12,746
7130 LANDSCAPING	54,967	52,000	(2,967)
7140 TREE TRIMMING	10,000	5,000	(5,000)
7145 SPRINKLER/IRRIGATION CONTRACT	4,736	-	(4,736)
7155 SPRINKLER/IRRIGATION REPAIRS	10,000	10,000	-
TOTAL 7100 GROUNDS	<b>138,457</b>	<b>138,500</b>	<b>43</b>
<u>ROADS</u>			
		#REF!	
7151 ROAD SWEEPING	16,059	16,059	-
7165 ROAD REPAIRS & MAINTENANCE	10,000	10,000	-
TOTAL 7150 ROADS	<b>26,059</b>	<b>26,059</b>	-
<u>MAINTENANCE &amp; REPAIRS</u>			
7210 LIGHTING REPAIRS & SUPPLIES	400	400	-
7220 MAINTENANCE SUPPLIES	500	500	-
7225 MAINTENANCE SERVICE	26,000	25,350	(650)
7230 SIGNAGE & MAINTENANCE	10,000	23,621	13,621
7240 CURB MAINTENANCE	9,245	9,245	-
7235 WALL PAINTING & MAINTENANCE	-	-	-
TOTAL 7200 MAINT & REPAIRS	<b>46,145</b>	<b>59,116</b>	<b>12,971</b>
<u>LAKES &amp; DRAINAGE</u>			
7170 DITCH MAINTENANCE	5,500	5,500	-
7175 DRAINAGE	15,000	15,000	-
7320 LAKES CONTRACT	9,987	9,987	-
7330 LAKES -OTHER	5,000	5,000	-
7345 FOUNTAIN MAINTENANCE - OTHER	7,500	7,500	-
TOTAL 7300 LAKES	<b>42,987</b>	<b>42,987</b>	-
<u>UTILITIES</u>			
7510 WATER/SEWER & FIRELINE	600	600	-
7520 ELECTRIC	61,041	60,000	(1,041)
TOTAL 7500 UTILITIES	<b>61,641</b>	<b>60,600</b>	<b>(1,041)</b>
<u>SECURITY</u>			
7720 GUARDHOUSE MAINTENANCE	2,200	2,500	300
7723 JANITORIAL SERVICE-GUARDHOUSE	2,100	2,100	-
7725 SECURITY SERVICES	227,000	235,993	8,993
7735 SECURITY-OTHER	20,000	20,000	-
7736 SPEED ENFORCEMENT	2,400	1,000	(1,400)
7740 GATES-MAINTENANCE	10,000	10,000	-
TOTAL 7700 SECURITY	<b>263,700</b>	<b>271,593</b>	<b>7,893</b>

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<b>COMMUNICATIONS</b>			
7755 LANDINGS WEBSITE	6,000	6,000	-
7757 LANDINGS EAGLE NEWSLETTER	8,392	8,392	-
7759 COMMUNICATION/PRINTING	2,000	1,000	(1,000)
TOTAL 7751 COMMUNICATIONS	<b>16,392</b>	<b>15,392</b>	<b>(1,000)</b>
<b>COMMUNITY EVENTS</b>			
7762 COMMUNITY EVENTS	9,300	9,300	-
TOTAL 7761 COMMUNITY EVENTS	<b>9,300</b>	<b>9,300</b>	-
<b>ADMINISTRATION</b>			
7810 INSURANCE	14,651	14,651	-
7820 LEGAL/PROFESSIONAL	7,000	15,000	8,000
7825 ACCOUNTING SERVICES	4,400	3,300	(1,100)
7835 FEES, DUES, LICENSE	62	62	-
7840 INCOME TAX	250	250	-
7870 MANAGEMENT FEE	41,904	41,904	-
7880 OFFICE SUPPLIES, POSTAGE, ETC.	1,500	1,500	-
7882 DOCUMENT STORAGE	540	540	-
7890 BAD DEBT EXPENSE	2,000	2,500	500
7892 PROPERTY TAX	14	14	-
7895 MISCELLANEOUS	-	-	-
TOTAL 7800 ADMINISTRATION	<b>72,321</b>	<b>79,721</b>	<b>7,400</b>
<b>C &amp; D EXPENSES</b>			
9120 C & D GROUNDS MAINT CONTRACT	9,107	8,723	(384)
9130 C & D LANDSCAPING	4,617	4,368	(249)
9145 C & D IRRIGATION MAINTENANCE	260	550	290
9150 C & D ROAD REPAIRS & MAINTENANCE	706	706	-
9210 C & D LIGHTING REPAIRS & SUPPLIES	22	22	-
9220 C & D MAINTENANCE SUPPLIES	650	634	(16)
9390 C & D RESERVES	13,464	13,350	(114)
9520 C & D ELECTRIC	555	545	(9)
9600 C & D ANNUAL ADJUSTMENT	-	-	-
9750 C & D INSURANCE	293	293	-
9800 C & D ADMINISTRATION	231	260	30
TOTAL 9000 C & D EXPENSE	<b>29,905</b>	<b>29,451</b>	<b>(454)</b>
TOTAL OPERATING EXPENSE	<b>706,907</b>	<b>732,719</b>	<b>25,812</b>
OPERATING INCOME/(LOSS)	-	-	-
<b>RESERVES</b>			
RESERVES - SCHEDULE B	238,837	218,087	(20,750)
TOTAL EXPENSES AND RESERVES	<b>945,744</b>	<b>950,807</b>	<b>5,063</b>
<b>UNIT ASSESSMENT</b>			
	2020	2021	
SINGLE LOT OPERATION & MAINTENANCE	\$ 957.00	\$ 994.00	\$ 37.00
SINGLE LOT RESERVES	340.00	311.00	\$ (29.00)
TOTAL	<b>\$ 1,297.00</b>	<b>\$ 1,305.00</b>	<b>\$ 8.00</b>
<b>UNIT ASSESSMENT</b>			
	2020	2021	
1.5 LOT OPERATION & MAINTENANCE	\$ 1,435.50	1,491.00	\$ 55.50
1.5 LOT RESERVES	510.00	466.50	\$ (43.50)
TOTAL	<b>\$ 1,945.50</b>	<b>\$ 1,957.50</b>	<b>\$ 12.00</b>