**Whispering Oaks Homeowners' Association of St. Augustine Beach**

**2022 Budget**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **BUDGET LINE ITEMS** | **2021**  **Budget** |  | **2022**  **Budget** |  | **% Change** |  |
|  |  |  |  |  |  |  |
| **UTILITIES** | **$2,500** |  | **$2,500** |  | **0%** |  |
|  |  |  |  |  |  |  |
| **COMMUNITY PROPERTY\*** | **$15,325** |  | **$16,750** |  | **9%** |  |
| Grounds | $8,000 |  | $10,800 |  |  |  |
| Trees | $3,000 |  | $2,100 |  |  |  |
| Irrigation | $1,000 |  | $1,000 |  |  |  |
| Plants | $3,325 |  | $2,850 |  |  |  |
|  |  |  |  |  |  |  |
| **ELECTRONICS** | **$10,160** |  | **$10,160** |  | **0%** |  |
| Gates | $8,000 |  | $8,000 |  |  |  |
| Video Cameras | $2,000 |  | $2,000 |  |  |  |
| Web maintenance | $160 |  | $160 |  |  |  |
|  |  |  |  |  |  |  |
| **REQUIRED FEES** | **$2,100** |  | **$2,100** |  | **0%** |  |
| Insurance | $2,000 |  | $2,000 |  |  |  |
| State Corp. | $100 |  | $75 |  |  |  |
| CPA Services | $0 |  | $0 |  |  |  |
| Federal Tax Preparation | $0 |  | $0 |  |  |  |
| County Filing fees | $0 |  | $25 |  |  |  |
|  |  |  |  |  |  |  |
| **OFFICE SUPPLIES** | **$400** |  | **$400** |  | **0%** |  |
| Postage | $100 |  | $100 |  |  |  |
| Paper/office supplies | $150 |  | $150 |  |  |  |
| Printing & ink | $150 |  | $150 |  |  |  |
|  |  |  |  |  |  |  |
| **OPERATIONS** | **$3,000** |  | **$3,000** |  | **0%** |  |
| Light/ Pole Maintenance | $2,000 |  | $2,000 |  |  |  |
| Signage | $1,000 |  | $1,000 |  |  |  |
|  |  |  |  |  |  |  |
| **BUSINESS MISCELLANEOUS** | **$540** |  | **$375** |  | **-31%** |  |
| Neighborhood get-together | $340 |  | $300 |  |  |  |
| Annual Meeting | $75 |  | $75 |  |  |  |
| Board Dinner December | $125 |  | $0 |  |  |  |
|  |  |  |  |  |  |  |
| **RESERVED FUNDS** | **$5,500** |  | **$5,500** |  | **0%** |  |
| Road Replacement | $5,000 |  | $5,000 |  |  |  |
| Pump Maintenance | $500 |  | $500 |  |  |  |
|  |  |  |  |  |  |  |
| **CONTINGENCY** | **$3,000** |  | **$3,000** |  | **0%** |  |
|  |  |  |  |  |  |  |
| **TOTAL** | **$42,525** |  | **$43,785** |  | **3%** |  |
|  |  |  |  |  |  |  |
| Number of Lots | 63 |  | 63 |  |  |  |
|  |  |  |  |  |  |  |
| **FEES** | **$675** |  | **$695** |  | **3%** |  |

*\*Community Property:*

*The maintenance of the community property was up this year due to inflation and an increase in the cost for labor and materials. This line item in the proposed 2022 budget has been adjusted accordingly to account for these increased costs.*