

SPRINGBANK HOMEOWNERS ASSOCIATION					
2022 APPROVED BUDGET					
<b>INCOME</b>				<b>Count</b>	<b>370</b>
	Unit Owners Assessments	609.00/unit annual	Assessment	\$225,330.00	
	Outside Pool Membership			\$150,000.00	
	Guest Passes			\$6,000.00	
	Developer Shortfall/Contribution			\$171,650.00	
			<b>Total Income</b>	<b>\$552,980.00</b>	
<b>OPERATING EXPENSES</b>					<b>2022</b>
	Clubhouse Expenses			\$98,000.00	
	Common Area Maintenance			\$85,500.00	
	Swimming Pool Maint. & Repr.			\$259,100.00	
	General & Administrative			\$92,500.00	
	<b>Total Operating Expenses:</b>			<b>\$535,100.00</b>	
	Reserve Funding			\$17,880.00	
	<b>Grand Total</b>			<b>\$552,980.00</b>	
<b>Clubhouse Expenses</b>					
7201	Electric	Clubhouses,water features, entrance,pumps		\$22,000.00	
7202	Water and Sewer	Clubhouses		\$34,000.00	
7204	Gas	Clubhouse heat, pool heater		\$11,000.00	
7208	Scavenger Service			\$6,000.00	
7500	Repairs/Supplies			\$11,000.00	
7501	Exterminating Contract			\$1,000.00	
7502	Licenses & Fees			\$2,000.00	
7601	HVAC			\$5,500.00	
7310	Lighting/Bulbs/tubes			\$0.00	
7740	Roofs	Repair and Replacement		\$2,000.00	
7730	Casualty Loss Expense			\$0.00	
7515	Security/Fire Alarm			\$3,500.00	
	<b>Total Clubhouse Expenses</b>			<b>\$98,000.00</b>	
<b>COMMON AREA MAINTENANCE</b>					
7800	Landscape Contract			\$34,000.00	
7801	Landscape Additional			\$25,000.00	
7821	Irrigation System/Maintena	Sprinkler/Waterfall Maintenance		\$5,500.00	
7810	Snow Removal			\$2,000.00	
7822	Pond Maintenance	Visits and treatments		\$0.00	
7833	Sealcoating	Path & Parking Lot		\$12,000.00	
7845	Fencing			\$7,000.00	
	<b>TOTAL</b>			<b>\$85,500.00</b>	
<b>SWIMMING POOL MAINTENANCE &amp; REPAIR</b>					
7602	Pool Repairs/maintenance			\$50,000.00	
7601	Pool Supplies & Chemicals			\$15,000.00	
7600	Lifeguard Service			\$180,000.00	
7606	Open/Close			\$4,000.00	
7603	Telephone/Internet			\$5,100.00	
8105	Pool tags/liicense/miscel			\$5,000.00	

		<b>TOTAL</b>		<b>\$259,100.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE</b>					
8501	Office Expense			<b>\$4,500.00</b>	
8502	Management Fee			<b>\$35,000.00</b>	
8504	Legal Fees			<b>\$2,000.00</b>	
8516	Fire Alarms/Security Syst.			<b>MOVED</b>	
8606	Umbrella, Commercial, Workmen's Compensation			<b>\$51,000.00</b>	
		<b>TOTAL</b>		<b>\$92,500.00</b>	
<b>RESERVE FUNDING</b>					
		<b>TOTAL RESERVES</b>			
	<b>ASSESSMENT</b>	<b>609.00 - billed 304.50 Semi-Annually</b>			
<b>Any surplus may be added to the reserve account to establish a reasonable reserve as required by Illinois law or left in the operating account to cover any future expenses.</b>					
<b>Please contact your property manager, Holly Marek, to obtain a year end statement.</b>					