



Prosperity Heights Financial Budget FY 2022

NOVEMBER 2021

Executive Summary

1. Budget proposal for Fiscal Year 2022 has been completed by the Finance Committee and is ready for review and approval by the Board
 1. Assessments are proposed at \$480 annually and will be due Jan 31st, 2022
 2. We will offer an option to pay through Intuit versus just check as in prior years. Checks will still be accepted.
2. Operating excess cash flows expected to be around 30% after FY 2022 ends

FY 2022 detailed expense budget

Operating Expenses:

Trash Removal	76,304
Landscaping & Grounds Maintenance	5,000
Prosperity Day & Social Events	5,000
Tree Removal	4,000
HOA Audit	3,400
Insurance	2,200
Legal & Professional Fees	2,000
Office Expense	844
Newsletter/Communications	800
Electricity	200
Reserve Study	-
Reserve Contribution	-
Unallocated	1,152
Total Operating Expenses	100,900

- Includes 3% increase from 2021
- New vendor plus options like woodchips for playground
- FCHS Grad party and welcoming committee included
- Current quote from previous auditor
- Current Premium
- QBs, Storage, Domain name, election software, SCC/RA Fee
- To be used for online payment of assessment fee and possible new web platform

** Board must approve

Annual Dues (208 Homes)

	Calendar Year 2021 Annual Budget	Calendar Year 2021 Estimate Actuals	Calendar Year 2022 Proposed Budget
			\$ 480
Income:			
Dues Income	94,640	99,295	99,840
Homeowner Packets	1,000	2,000	1,000
Interest Income	5	43	60
Late Payment Fees	-	463	-
Total Income	95,645	101,801	100,900
Operating Expenses:			
Trash Removal	74,081	74,214	76,304
Landscaping & Grounds Maintenance	7,340	7,334	5,000
Prosperity Day & Social Events	2,750	-	5,000
Tree Removal	3,955	7,300	4,000
HOA Audit	6,200	6,287	3,400
Insurance	1,900	2,218	2,200
Legal & Professional Fees	4,250	5,010	2,000
Office Expense	650	400	844
Newsletter/Communications	550	900	800
Electricity	200	200	200
Reserve Study	-	-	-
Reserve Contribution	-	-	-
Unallocated	-	-	1,152
Total Operating Expenses	101,876	103,863	100,900
Net Income after Operating Expenses	(6,231)	(2,062)	0

← Proposed Annual assessment

Full P&L

Projected Cash flow through 12/31/2022 at 30% of operating budget

\$ 30,366 **Cash ending 2021 FY**
30% **% of operating budget**

\$ 100,840 Dues for 2022 (paid in Jan 2022)

\$ 100,900 Projected Expenses in 2022

\$ 30,306 **Cash ending 2022 FY**
30% **% of operating budget**

2020 auditor's report recommended operating reserves between 10% and 20% of annual assessments. The FC believes that 30% is appropriate based on the types of unbudgeted expenses or expenses in excess of budgeted amounts we think the HOA may incur in FY2022.

- Board to approve FY 2022 budget in Nov, Owners to then be notified, and assessments due Jan 31, 2022