

Bloomfield Club Recreation Association **2022 Proposed Budget Summary**

	2021	2022	VARIANCE
INCOME			
Assessment Income	\$ 477,207.00	\$ 477,207.00	\$ -
Program Income	\$ 9,125.00	\$ 16,350.00	\$ 7,225.00
Interest Income	\$ 2,800.00	\$ 3,500.00	\$ 700.00
Miscellaneous Income	\$ 1,050.00	\$ 600.00	\$ (450.00)
<u>TOTAL ALL INCOME</u>	\$ 490,182.00	\$ 497,657.00	\$ 7,475.00
EXPENSES			
Administrative Expenses	\$ 174,732.00	\$ 160,429.00	\$ (14,303.00)
Building Maintenance Expenses	\$ 16,900.00	\$ 21,750.00	\$ 4,850.00
Land Maintenance Expenses	\$ 38,666.00	\$ 39,450.00	\$ 784.00
Swimming Pool Expenses	\$ 53,063.00	\$ 61,504.00	\$ 8,441.00
Clubhouse Expenses	\$ 15,500.00	\$ 14,900.00	\$ (600.00)
Program Expenses	\$ 15,500.00	\$ 15,320.00	\$ (180.00)
Other Community Expenses	\$ 75,821.00	\$ 77,423.00	\$ 1,602.00
		\$	-
<u>TOTAL ALL EXPENSES</u>	\$ 390,182.00	\$ 390,776.00	\$ 594.00
<u>RESERVE CONTRIBUTION</u>	\$ 100,000.00	\$ 106,881.00	\$ 6,881.00
<u>TOTAL EXPENSES AND RESERVES</u>	\$ 490,182.00	\$ 497,657.00	\$ 7,475.00
<u>TOTAL ALL INCOME</u>	\$ 490,182.00	\$ 497,657.00	\$ 7,475.00
<u>Deficit</u>	\$ -	\$ -	\$ -
<u>Monthly Assessment Fee</u>	\$ 91.00	\$ 91.00	\$ -

Respectfully Submitted by: EPI Management Company, LLC

Bloomfield Club Recreation Association 2022 Proposed Budget

INCOME	2021	2022	VARIANCE
Recreational Assessment	\$ 477,207.00	\$ 477,207.00	\$ -
<u>Total Assessment Income</u>	\$ 477,207.00	\$ 477,207.00	\$ -
Program Income			
Fines	\$ 50.00	\$ 50.00	\$ -
Late Fees/Finance Charges	\$ 700.00	\$ 1,000.00	\$ 300.00
Clubhouse Rental	\$ 7,225.00	\$ 14,500.00	\$ 7,275.00
Newsletter Income	\$ 250.00	\$ 400.00	\$ 150.00
Café Income	\$ -	\$ -	\$ -
Summer Party Income	\$ 200.00	\$ 200.00	\$ -
Kids Parties Income	\$ 150.00	\$ 200.00	\$ 50.00
Garage Sale Income	\$ 550.00	\$ -	\$ (550.00)
<u>Total Program Income</u>	\$ 9,125.00	\$ 16,350.00	\$ 7,225.00
Interest Income			
Interest Income	\$ 2,800.00	\$ 3,500.00	\$ 700.00
<u>Total Interest Income</u>	\$ 2,800.00	\$ 3,500.00	\$ 700.00
Miscellaneous Income			
Pool Passes	\$ 600.00	\$ 600.00	\$ -
Vending Income	\$ 450.00	\$ -	\$ (450.00)
<u>Total Miscellaneous Income</u>	\$ 1,050.00	\$ 600.00	\$ (450.00)
<u>TOTAL INCOME</u>	\$ 490,182.00	\$ 497,657.00	\$ 7,475.00

EXPENSES

Administrative Expenses

	2021	2022	VARIANCE
Club Director Salary	\$ 23,000.00	\$ 8,000.00	\$ (15,000.00)
Administrative Assistant	\$ 51,979.00	\$ 53,539.00	\$ 1,560.00
Attendant Salaries	\$ 32,920.00	\$ 35,055.00	\$ 2,135.00
Payroll Taxes	\$ 15,921.00	\$ 13,942.00	\$ (1,979.00)
Payroll Salary Variance	\$ 3,000.00	\$ 3,000.00	\$ -
Recording Secretary	\$ 2,080.00	\$ 1,980.00	\$ (100.00)
Coupon Books	\$ 400.00	\$ 440.00	\$ 40.00
Office Supplies & Expenses	\$ 3,500.00	\$ 3,000.00	\$ (500.00)
Newsletter	\$ 300.00	\$ 500.00	\$ 200.00
Postage	\$ 600.00	\$ 650.00	\$ 50.00
Printing	\$ -	\$ -	\$ -
Photocopy	\$ 200.00	\$ 200.00	\$ -
Office Equipment /Contracts	\$ 3,000.00	\$ 3,000.00	\$ -
Management Fees	\$ 20,100.00	\$ 20,167.00	\$ 67.00
Audit/Accounting Fees	\$ 4,000.00	\$ 4,200.00	\$ 200.00
Legal Fees	\$ 2,000.00	\$ 1,000.00	\$ (1,000.00)
Bank Charges	\$ 300.00	\$ 300.00	\$ -
Insurance	\$ 11,432.00	\$ 11,456.00	\$ 24.00
<u>TOTAL ADMINISTRATIVE EXPENSE</u>	<u>174,732.00</u>	<u>160,429.00</u>	<u>(14,303.00)</u>

Respectfully Submitted by: EPI Management Co, LLC

Building Maintenance Expense

	2021	2022	
Repair Material	\$ -	\$ -	\$ -
Masonry Repair	\$ 1,000.00	\$ 1,000.00	\$ -
Interior Painting	\$ 300.00	\$ 300.00	\$ -

Exterior Painting	\$	250.00	\$	250.00	\$	-
HVAC Repairs	\$	3,750.00	\$	4,000.00	\$	250.00
Roof Repairs	\$	500.00	\$	1,000.00	\$	500.00
Electrical Repairs	\$	2,000.00	\$	3,000.00	\$	1,000.00
Plumbing Repairs	\$	2,000.00	\$	3,000.00	\$	1,000.00
Carpentry	\$	1,000.00	\$	1,000.00	\$	-
Fence Repairs	\$	1,600.00	\$	1,600.00	\$	-
Fence Painting	\$	100.00	\$	100.00	\$	-
Window Cleaning	\$	1,400.00	\$	1,500.00	\$	100.00
General (Misc) Repairs & Maintenance	\$	3,000.00	\$	5,000.00	\$	2,000.00
<u>TOTAL MAINTENANCE EXPENSE</u>	\$	<u>16,900.00</u>	\$	<u>21,750.00</u>	\$	<u>4,850.00</u>

Land Maintenance Expense

		2021		2022		VARIANCE
Lawn Maintenance Service	\$	17,016.00	\$	17,850.00	\$	834.00
Trees, Shrubs & Flowers	\$	7,000.00	\$	8,000.00	\$	1,000.00
Mulch/Ground Cover	\$	5,000.00	\$	4,500.00	\$	(500.00)
Snow Removal Service	\$	4,500.00	\$	4,500.00	\$	-
Salt/Ice Removal	\$	700.00	\$	750.00	\$	50.00
Fountain Maintenance	\$	1,350.00	\$	1,350.00	\$	-
Irrigation System	\$	3,000.00	\$	2,000.00	\$	(1,000.00)
Tennis Court Repair/Maintenance	\$	100.00	\$	500.00	\$	400.00
<u>TOTAL LAND MAINTENANCE EXPENSE</u>	\$	<u>38,666.00</u>	\$	<u>39,450.00</u>	\$	<u>784.00</u>

Swimming Pool Expense

		2021		2022		VARIANCE
Lifeguard Contract	\$	26,373.00	\$	33,884.00	\$	7,511.00
Operating Supplies/Expense	\$	1,300.00	\$	1,300.00	\$	-
Chemicals	\$	1,000.00	\$	1,500.00	\$	500.00
Rep. & Main. - Indoor Pool	\$	11,600.00	\$	11,600.00	\$	-
Rep. & Main. - Outdoor Pool	\$	7,000.00	\$	7,000.00	\$	-
Rep. & Main. - Spa	\$	4,000.00	\$	3,820.00	\$	(180.00)
Rep. & Main. - Filter Room	\$	-	\$	-	\$	-
Desert Aire	\$	1,790.00	\$	2,400.00	\$	610.00
<u>TOTAL SWIMMING POOL EXPENSES</u>	\$	<u>53,063.00</u>	\$	<u>61,504.00</u>	\$	<u>8,441.00</u>

Clubhouse Expense

		2021		2022		
Vending Expense	\$	400.00	\$	-	\$	(400.00)
Holiday Decorations	\$	4,000.00	\$	4,000.00	\$	-
Club Supplies	\$	3,500.00	\$	3,000.00	\$	(500.00)
Cable	\$	5,600.00	\$	5,900.00	\$	300.00
Fitness Equipment	\$	1,500.00	\$	1,500.00	\$	-
Rep. & Main. - Furniture and Fixtures	\$	500.00	\$	500.00	\$	-
<u>TOTAL CLUBHOUSE EXPENSE</u>	\$	<u>15,500.00</u>	\$	<u>14,900.00</u>	\$	<u>(600.00)</u>

Respectfully Submitted by: EPI Management Co, LLC

Program Expense

		2021		2022		VARIANCE
Club Café Supplies	\$	-	\$	-	\$	-
Club Café Maintenance	\$	-	\$	-	\$	-
Kids Kamp	\$	600.00	\$	700.00	\$	100.00
Garage Sale	\$	700.00	\$	120.00	\$	(580.00)
Homeowner Brunch	\$	4,000.00	\$	4,000.00	\$	-
Holiday Open House	\$	6,000.00	\$	6,000.00	\$	-
Miscellaneous Program Expense	\$	700.00	\$	1,000.00	\$	300.00
Summer Outdoor Party	\$	3,500.00	\$	3,500.00	\$	-

<u>TOTAL PROGRAM EXPENSE</u>	<u>\$ 15,500.00</u>	<u>\$ 15,320.00</u>	<u>\$ (180.00)</u>
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Other Community Expense

	2021	2022	VARIANCE
Drapery Cleaning	\$ -		
Trash Removal	\$ 1,572.00	\$ 1,464.00	\$ (108.00)
Janitorial Service	\$ 19,339.00	\$ 19,584.00	\$ 245.00
Janitorial Supplies	\$ 3,000.00	\$ 3,200.00	\$ 200.00
Lighting Repairs	\$ 2,200.00	\$ 2,200.00	\$ -
Lamps and Bulbs	\$ 500.00	\$ 500.00	\$ -
Alarm Monitoring	\$ 1,375.00	\$ 1,375.00	\$ -
Fire Extinguishers	\$ 725.00	\$ 1,000.00	\$ 275.00
Locks and Keys	\$ 200.00	\$ 400.00	\$ 200.00
Electricity	\$ 17,760.00	\$ 14,010.00	\$ (3,750.00)
Gas	\$ 10,800.00	\$ 14,940.00	\$ 4,140.00
Carpet Cleaning	\$ 2,500.00	\$ 2,000.00	\$ (500.00)
Private Party	\$ 1,800.00	\$ 2,700.00	\$ 900.00
Water and Sewer	\$ 13,000.00	\$ 13,000.00	\$ -
Pest Control	\$ 1,050.00	\$ 1,050.00	\$ -
	\$ -		\$ -
<u>TOTAL OTHER COMMUNITY EXPENSE</u>	<u>\$ 75,821.00</u>	<u>\$ 77,423.00</u>	<u>\$ 1,602.00</u>

TOTAL ALL EXPENSES	\$ 390,182.00	\$ 390,776.00	\$ 594.00
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RESERVE CONTRIBUTION	\$ 100,000.00	\$ 106,881.00	\$ 6,881.00
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TOTAL EXPENSES AND RESERVES	<u>\$ 490,182.00</u>	<u>\$ 497,657.00</u>	<u>\$ 7,475.00</u>
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TOTAL ALL INCOME	<u>\$ 490,182.00</u>	<u>\$ 497,657.00</u>	<u>\$ 7,475.00</u>
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Deficits-All Prior Deficits Zeroed Out.	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
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<u>2022 Monthly Assessment Fee (437 Units) =</u>	<u>\$ 91.00</u>
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Respectfully Submitted by: EPI Management Company, LLC

Bloomfield Club Recreation Association
Reserve Summary
2022 Budget

The Proposed Budget will add the following amount to the General Reserve Fund in 2022: 106,881

In the past several years, we have been able to complete a number of major renovations.

These include:

Clubhouse Exterior Painting and Dryvit Repairs

Indoor Swimming Pool Tile replacement (2nd half of 2021)

Gazebo and Pond Area improvements

Schick Entrance wall replacement

Multi-Use Court Replacement

Asphalt Walking Path replacement

Clubhouse Interior Renovation

Window Replacements for all areas except the Library and Offices

Fitness Equipment additions

Clubhouse Roof Replacement

Dehumidifier Replacement

Perimeter Fence Replacement

Reserves have also been used for major repairs and replacements of plumbing, electrical, irrigation systems.

We expect to finish 2021 with a Reserve Fund Balance of: 312,824

At this time, we are not planning to undertake any reserve projects in 2022.

The 2022 Reserve Contribution will be used to replenish the General Reserve Fund which has fallen below previous levels. This will allow us time to better plan for future needs and to be able to respond to emergencies if they should arise.

BCRA Expected Reserve Fund Balance at End on 2022 419,705