



# **SCCCA BUDGET REVIEW FOR 2022**

**SEPTEMBER 23, 2021  
DAVID BIRKETT**

# **SCCCA 2022 DUES BREAKDOWN**



**\$309 Per Member**

**\$262 Operations**

**\$40 Replacement Reserve**

**\$7 Furniture and Equipment**

**\* Dues increase of \$5 per year**

## SCCCA OPERATIONS BUDGET COMPARISON



	Budget 2021	Budget 2022	Variance
<b>INCOME</b>	<b>\$3,151,300</b>	<b>\$3,285,150</b>	<b>\$133,850</b>
<b>EXPENSES:</b>			
<b>Wages, Benefits, Taxes</b>	<b>\$1,514,666</b>	<b>\$1,559,402</b>	<b>\$44,736</b>
<b>Maintenance Supplies</b>	<b>\$240,600</b>	<b>\$198,300</b>	<b>(\$41,700)</b>
<b>Maintenance Contracts</b>	<b>\$275,000</b>	<b>\$272,500</b>	<b>(\$2,500)</b>
<b>Utilities</b>	<b>\$397,000</b>	<b>\$401,000</b>	<b>\$4,000</b>
<b>Insurance</b>	<b>\$235,500</b>	<b>\$248,000</b>	<b>\$12,500</b>
<b>Administration</b>	<b>\$102,500</b>	<b>\$103,400</b>	<b>\$900</b>
<b>Professional Services</b>	<b>\$366,004</b>	<b>\$380,648</b>	<b>\$14,644</b>
<b>Library</b>	<b>\$6,200</b>	<b>\$6,300</b>	<b>\$100</b>
<b>Association Entertainment</b>	<b>\$46,900</b>	<b>\$83,100</b>	<b>\$36,200</b>
<b>Other Expenses</b>	<b>\$46,730</b>	<b>\$32,500</b>	<b>(\$14,230)</b>
	<b>\$3,231,100</b>	<b>\$3,285,150</b>	<b>\$54,650</b>
<b>Surplus/ (Shortfall)</b>	<b>(\$79,800)</b>	<b>0</b>	

## SCCCA OPERATIONS BUDGET COMPARISON



	Budget 2021	%	Budget 2022	%
<b>Wages, Benefits, Taxes</b>	<b>\$1,514,666</b>	<b>46.88%</b>	<b>\$1,559,402</b>	<b>47.47%</b>
<b>Maintenance Supplies</b>	<b>\$240,600</b>	<b>7.45%</b>	<b>\$198,300</b>	<b>6.03%</b>
<b>Maintenance Contracts</b>	<b>\$275,000</b>	<b>8.50%</b>	<b>\$272,500</b>	<b>8.29%</b>
<b>Utilities</b>	<b>\$397,000</b>	<b>12.29%</b>	<b>\$401,000</b>	<b>12.21%</b>
<b>Insurance</b>	<b>\$235,500</b>	<b>7.29%</b>	<b>\$248,000</b>	<b>7.55%</b>
<b>Administration</b>	<b>\$102,500</b>	<b>3.17%</b>	<b>\$103,400</b>	<b>3.15%</b>
<b>Professional Services</b>	<b>\$366,004</b>	<b>11.33%</b>	<b>\$380,648</b>	<b>11.59%</b>
<b>Library</b>	<b>\$6,200</b>	<b>0.19%</b>	<b>\$6,300</b>	<b>0.20%</b>
<b>Association Entertainment</b>	<b>\$46,900</b>	<b>1.45%</b>	<b>\$83,100</b>	<b>2.52%</b>
<b>Other Expenses</b>	<b>\$46,730</b>	<b>1.45%</b>	<b>\$32,500</b>	<b>.99%</b>
<b>Total</b>	<b>\$3,231,100</b>	<b>100.00%</b>	<b>\$3,285,150</b>	<b>100.00%</b>
<b>Credit Back for COVID Closure</b>	<b>(\$79,800)</b>		<b>0</b>	

# SCCCA

## 2021/2022 Budget Comparison



	<b>Projected 2021</b>	<b>Budget 2022</b>
<b>Income</b>	<b>\$3,271,982</b>	<b>\$3,285,150</b>
<b>Expenditures</b>	<b>\$3,229,774</b>	<b>\$3,285,150</b>
<b>Excess</b>	<b>\$42,208</b>	<b>(0)</b>

# SCCCA PROJECTED REPLACEMENT FUNDS 2022



<b>* Main Replacement</b>	
<b>Balance 1/1/22</b>	<b>\$1,469,250</b>
<b>Increase from dues (\$40)</b>	<b>\$456,000</b>
<b>Funds Needed for Projects</b>	<b>\$1,885,349</b>
<b>Projected Balance 12/31/22</b>	<b><u>\$39,901</u></b>
<b>* Furniture and Equipment</b>	
<b>Balance 1/1/22</b>	<b>\$174,357</b>
<b>Increase from dues (\$7)</b>	<b>\$79,800</b>
<b>Funds Needed for Projects</b>	<b>\$234,792</b>
<b>Proj Balance Furn &amp; Equip 12/31/22</b>	<b><u>\$19,365</u></b>
<b>* Reserve for Hurricane Insurance Deductible</b>	<b>\$300,000</b>

**SCCCA  
PROJECTED CAPITAL FUND  
DECEMBER 31, 2022**



<b>Balance 12/31/2021</b>		<b>\$3,636,054</b>
<b>Liability for Current Projects</b>		<b>\$0</b>
<b>Projected Capital Fund fees for 2022</b>	<b>(45X12X3000)</b>	<b><u>\$1,620,000</u></b>
<b>Projected Balance 12/31/22</b>		<b><u>\$5,256,054</u></b>

## **SUMMARY FOR FISCAL YEAR 2022**



- Proposed budget provides the Community Association the funding to meet the requirements of 2022.**
- The proposed dues increase is reasonable and takes into consideration inflationary increases as well as planned maintenance and repair of equipment**
- Your Community Association provides the membership with a fiscally responsible budget and reasonable dues to upkeep facilities and provide amenities.**