

176 homes (060121)	2020 Actual	2021 Budget	2022 Budget	2023 Budget	2024 Budget
OPERATING INCOME	\$170/yr	\$187/yr	\$206/yr	\$230/yr	\$250/yr
HOA Fees	37,536	32,912	36,256	40,480	44,000
HOA Transfer Fees	625	375	375	375	375
Interest Income	219	216	216	216	216
Late Fee Income	290	125	125	125	125
NSF Check Fee Reimbursement	0	0	0	0	0
Violation Income	2,050	150	0	0	0
TOTAL OPERATING INCOME	40,720	33,778	36,972	41,196	44,716
EXPENSES & RESERVES					
Accounting Fees	883	735	750	760	770
Bank Fees	0	0	0	0	0
Community Social Events	0	0	0	0	0
Insurance Premiums	2,437	2,450	2,465	2,480	2,495
Interest Expense	1,003	851	672	481	280
Legal Collections-Member	364	225	230	235	240
Legal Fees - HOA	0	100	105	110	115
Marketing/Advertising	0	0	0	0	0
Management Fees	10,200	10,440	10,800	10,800	10,800
Newsletter Expenses	0	0	0	0	0
Postage	442	500	510	520	530
Supplies	148	50	100	105	110
Website Hosting	239	239	239	239	239
Landscaping Contract	15,200	17,595	18,123	18,667	19,227
Dog Box Supplies	0	300	310	320	330
Landscaping/Tree Service	850	1,000	1,030	1,060	1,090
Maintenance	1,417	250	5,000	5,150	5,300
Trash/Recycle	2,765	0	2,835	2,920	3,005
TOTAL EXPENSES	35,948	34,735	43,169	43,847	44,531
NET REVENUE & EXPENSES	4,772	-957	-6,197	-2,651	185

Fees are recognized as income when paid. Therefore, 2020 HOA and Violations are higher than usual in 2020 due to payment from collections.

*Accounting Fees - Fluctuates based upon how many homes sell in the community.
Direct correlation of HOA Transfer fees.*