

	2020 PROJECTED YEAR-END	2020 APPROVED BUDGET	2021 APPROVED BUDGET
OPERATING INCOME			
Operating Assessments	\$ 299,032.32	\$ 299,009.00	\$ 299,009.00
Finance Charge Income	\$ 2,075.43	\$ 1,000.00	\$ 1,000.00
Interest Income - First Bank	\$ 124.21	\$ 200.00	\$ 10.00
Interest Income - Edward Jones	\$ 2,481.61		\$ 2,000.00
Miscellaneous Income	\$ 100.00		
TOTAL OPERATING INCOME	\$ 303,813.57	\$ 300,209.00	\$ 302,019.00
OPERATING EXPENSES			
Accounting-Tax Return Prep	\$ 350.00	\$ 350.00	\$ 350.00
Bank Charges	\$ 100.00	\$ 50.00	\$ 240.00
Community Event	\$ -	\$ 3,600.00	\$ 3,600.00
Concrete & Walkway Maintenance	\$ 2,459.38	\$ 2,000.00	\$ 2,500.00
Electricity-Street Lights	\$ 978.14	\$ 1,000.00	\$ 1,050.00
Grounds Cleaning	\$ 13,616.35	\$ 15,000.00	\$ 15,000.00
Insurance Expense	\$ 954.00	\$ 954.00	\$ 954.00
Irrigation Maintenance	\$ 13,147.27	\$ 13,500.00	\$ 13,500.00
Landscaping Maintenance	\$ 162,123.04	\$ 150,000.00	\$ 150,000.00
Legal/Professional	\$ 1,265.00	\$ 2,000.00	\$ 2,000.00
Lighting Supply & Maintenance	\$ 271.60	\$ 1,000.00	\$ 1,000.00
Miscellaneous Expense	\$ 43.00	\$ 200.00	\$ 250.00
Property Management Fees	\$ 66,400.00	\$ 66,400.00	\$ 66,400.00
Sidewalk Snow Shoveling	\$ 19,665.00	\$ 22,500.00	\$ 23,000.00
Sign Replacement	\$ 9.76	\$ 250.00	\$ 250.00
Snow Plowing-Parking Spaces	\$ 6,877.19	\$ 10,500.00	\$ 11,000.00
Utilities	\$ 9,212.75	\$ 10,825.00	\$ 10,825.00
Website	\$ 101.30	\$ 80.00	\$ 100.00
TOTAL OPERATING EXPENSES	\$ 297,573.78	\$ 300,209.00	\$ 302,019.00
NET ORDINARY INCOME	\$ 6,239.79	\$ -	\$ -
OTHER INCOME			
Reserve Fund Assessment	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00
TOTAL OTHER INCOME	\$ 21,600.00	\$ 21,600.00	\$ 21,600.00
OTHER EXPENSES			
Reserve Landscaping Expense	\$ -	\$ 10,000.00	\$ 10,000.00
Seal Coat/Crack Seal	\$ -	\$ 16,450.00	\$ -
	\$ -		\$ -
TOTAL OTHER EXPENSES	\$ -	\$ 16,450.00	\$ -
NET OTHER INCOME	\$ 21,600.00	\$ 5,150.00	\$ 21,600.00
NET INCOME	\$ 27,839.79	\$ 5,150.00	\$ 21,600.00

2021 Approved Combined Monthly Assessments

Unit Type	2020 Current Monthly Combined Assessment	2021 Approved Monthly Combined Assessment	2021 Monthly \$\$\$ Variance	2021 % Variance
Single Family	\$ 150.07	\$ 150.07	\$ -	0.00%
Duplex - 3 Bedroom	\$ 116.73	\$ 116.73	\$ -	0.00%
Duplex - 2 Bedroom	\$ 83.39	\$ 83.39	\$ -	0.00%
Townhome - Exterior	\$ 100.06	\$ 100.06	\$ -	0.00%
Townhome - Interior	\$ 66.71	\$ 66.71	\$ -	0.00%
Condominium	\$ 62.25	\$ 62.25	\$ -	0.00%

2021 Approved Monthly Operating Assessments

Unit Type	2020 Current Monthly Operating Assessment	2021 Proposed Monthly Operating Assessment	2021 \$\$ Variance	2021 % Variance
Single Family	\$ 139.96	\$ 139.96	\$ -	0.00%
Duplex - 3 Bedroom	\$ 108.86	\$ 108.86	\$ -	0.00%
Duplex - 2 Bedroom	\$ 77.77	\$ 77.77	\$ -	0.00%
Townhome - Exterior	\$ 93.32	\$ 93.32	\$ -	0.00%
Townhome - Interior	\$ 62.22	\$ 62.22	\$ -	0.00%
Condominium	\$ 58.06	\$ 58.06	\$ -	0.00%

2021 Approved Monthly Reserve Assessments

Unit Type	2020 Current Monthly Reserve Assessment	2021 Proposed Monthly Reserve Assessment	2021 \$\$ Variance	2021 % Variance
Single Family	\$ 10.11	\$ 10.11	\$ -	0.00%
Duplex - 3 Bedroom	\$ 7.86	\$ 7.86	\$ -	0.00%
Duplex - 2 Bedroom	\$ 5.62	\$ 5.62	\$ -	0.00%
Townhome - Exterior	\$ 6.74	\$ 6.74	\$ -	0.00%
Townhome - Interior	\$ 4.49	\$ 4.49	\$ -	0.00%
Condominium	\$ 4.19	\$ 4.19	\$ -	0.00%