

	2021 PROJECTED YEAR-END	2021 APPROVED BUDGET	2022 APPROVED BUDGET
<b>OPERATING INCOME</b>			
Operating Assessments	\$ 299,032.32	\$ 299,009.00	\$ 311,079.50
Finance Charge Income	\$ (2,371.41)	\$ 1,000.00	\$ 1,000.00
Interest Income - First Bank	\$ 3.86	\$ 10.00	\$ 10.00
Interest Income - Edward Jones	\$ 3,308.67	\$ 2,000.00	\$ 2,000.00
Miscellaneous Income	\$ 20.00		
<b>TOTAL OPERATING INCOME</b>	<b>\$ 299,993.44</b>	<b>\$ 302,019.00</b>	<b>\$ 314,089.50</b>
<b>OPERATING EXPENSES</b>			
Accounting-Tax Return Prep	\$ 350.00	\$ 350.00	\$ 350.00
Bank Charges	\$ 4.00	\$ 240.00	\$ 100.00
Community Event	\$ -	\$ 3,600.00	\$ 3,600.00
Concrete & Walkway Maintenance	\$ -	\$ 2,500.00	\$ 2,500.00
Electricity-Street Lights	\$ 969.71	\$ 1,050.00	\$ 1,000.00
Grounds Cleaning	\$ 9,403.70	\$ 15,000.00	\$ 12,990.00
Insurance Expense	\$ 955.80	\$ 954.00	\$ 965.00
Irrigation Maintenance	\$ 15,110.61	\$ 13,500.00	\$ 15,000.00
Landscaping Maintenance	\$ 166,026.58	\$ 150,000.00	\$ 160,000.00
Legal/Professional	\$ 385.00	\$ 2,000.00	\$ 400.00
Lighting Supply & Maintenance	\$ -	\$ 1,000.00	\$ 1,000.00
Miscellaneous Expense	\$ 264.02	\$ 250.00	\$ 250.00
Property Management Fees	\$ 66,400.00	\$ 66,400.00	\$ 68,392.00
Sidewalk Snow Shoveling	\$ 15,640.02	\$ 23,000.00	\$ 14,430.00
Sign Replacement	\$ -	\$ 250.00	\$ 250.00
Snow Plowing-Parking Spaces	\$ 9,092.48	\$ 11,000.00	\$ 21,937.50
Utilities	\$ 10,066.03	\$ 10,825.00	\$ 10,825.00
Website	\$ 89.52	\$ 100.00	\$ 100.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 294,757.47</b>	<b>\$ 302,019.00</b>	<b>\$ 314,089.50</b>
<b>NET ORDINARY INCOME</b>	<b>\$ 5,235.97</b>	<b>\$ -</b>	<b>\$ -</b>
<b>OTHER INCOME</b>			
Reserve Fund Assessment	\$ 21,600.00	\$ 21,600.00	\$ 23,958.00
<b>TOTAL OTHER INCOME</b>	<b>\$ 21,600.00</b>	<b>\$ 21,600.00</b>	<b>\$ 23,958.00</b>
<b>OTHER EXPENSES</b>			
Reserve Landscaping Expense	\$ 13,000.00	\$ 10,000.00	\$ 10,000.00
Aspen along bike path	\$ -	\$ -	\$ -
	\$ -		\$ -
	\$ -		\$ -
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 13,000.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>NET OTHER INCOME</b>	<b>\$ 8,600.00</b>	<b>\$ 21,600.00</b>	<b>\$ 23,958.00</b>
<b>NET INCOME</b>	<b>\$ 13,835.97</b>	<b>\$ 21,600.00</b>	<b>\$ 23,958.00</b>

2022 Approved Combined Monthly Assessments

Unit Type	2021 Current Monthly Combined Assessment	2022 Proposed Monthly Combined Assessment	2022 Monthly \$\$\$ Variance	2022 % Variance
Single Family	\$ 150.07	\$ 156.83	\$ 6.75	4.50%
Duplex - 3 Bedroom	\$ 116.73	\$ 121.98	\$ 5.25	4.50%
Duplex - 2 Bedroom	\$ 83.39	\$ 87.14	\$ 3.75	4.50%
Townhome - Exterior	\$ 100.06	\$ 104.56	\$ 4.50	4.50%
Townhome - Interior	\$ 66.71	\$ 69.72	\$ 3.00	4.50%
Condominium	\$ 62.25	\$ 65.05	\$ 2.80	4.50%

2022 Approved Monthly Operating Assessments

Unit Type	2021 Current Monthly Operating Assessment	2022 Proposed Monthly Operating Assessment	2022 \$\$ Variance	2022 % Variance
Single Family	\$ 139.96	\$ 145.61	\$ 5.65	4.04%
Duplex - 3 Bedroom	\$ 108.86	\$ 113.26	\$ 4.39	4.04%
Duplex - 2 Bedroom	\$ 77.77	\$ 80.91	\$ 3.14	4.04%
Townhome - Exterior	\$ 93.32	\$ 97.08	\$ 3.77	4.04%
Townhome - Interior	\$ 62.22	\$ 64.73	\$ 2.51	4.04%
Condominium	\$ 58.06	\$ 60.40	\$ 2.34	4.04%

2022 Approved Monthly Reserve Assessments

Unit Type	2021 Current Monthly Reserve Assessment	2022 Proposed Monthly Reserve Assessment	2022 \$\$ Variance	2022 % Variance
Single Family	\$ 10.11	\$ 11.21	\$ 1.10	10.92%
Duplex - 3 Bedroom	\$ 7.86	\$ 8.72	\$ 0.86	10.92%
Duplex - 2 Bedroom	\$ 5.62	\$ 6.23	\$ 0.61	10.92%
Townhome - Exterior	\$ 6.74	\$ 7.48	\$ 0.74	10.92%
Townhome - Interior	\$ 4.49	\$ 4.99	\$ 0.49	10.92%
Condominium	\$ 4.19	\$ 4.65	\$ 0.46	10.92%