

Rick's Estimates

Proposed Monthly dues for 2022		\$130	per month						
Income		2023 Budget	2022 Budget	Notes:					
	HOA Management Income		for reference						
	HOA Dues	\$65,520	\$65,520						
	Late Fee Income	\$0	\$160						
	Late Fee Interest Income	\$0	\$0						
	Interest on Reserve Accounts	\$1	\$2						
	Interest on Bank Account	\$2	\$0						
	Total HOA Management Income	\$65,523	\$65,682						
Total Operating Income		\$65,523	\$65,682						
Expenses									
	HOA Administrative Expenses								
	Management Fee	\$7,560	\$6,360						
	Legal Expenses	\$400	\$400						
	Insurance	\$1,200	\$1,000						
	Office Supplies/Administrative	\$0	\$1,100						
	Website Expenses	\$780	\$780						
	Holiday/Community Events Expenses	\$500	\$500						
	Total HOA Administrative Expenses	\$10,440	\$10,140						
	Grounds Maintenance Expenses								
	Landscape Contract	\$16,521	\$14,002						
	Grounds/Landscape Improvements	\$600	\$5,000						
	Lot Mowing	\$0	\$4,697						
	Irrigation Repairs/Improvements	\$592	\$2,000						
	Snow Removal	\$6,000	\$3,000						
	Share Park Expenses	\$0	\$200						
	Total Grounds Mtce Expenses	\$23,713	\$28,899						
	HOA Utilities Expense								
	Water/Sewer	\$7,800	\$5,675						

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	Trash and Recycle	\$6,650	\$6,048					
	Gas/Electric	\$600	\$600					
	Total HOA Utilities Expense	\$15,050	\$12,323					
	Accounting Expenses							
	Tax Prep Fee	\$1,220	\$1,220					
	Reserve Transfer-out of Op's Account	\$15,000	\$13,000					
	Total Professional Expenses	\$16,220	\$14,220					
	Banking Expense	\$0	\$0					
	Professional Fees	\$100	\$100					
	Total Operating Expenses	\$65,523	\$65,682					
	Total Operating Income	\$65,523	\$65,682					
	Total Operating Expense	\$65,523	\$65,682					
	NOI - Net Operating Income	\$0	\$0					
	Total Income	\$65,523	\$65,682					
	Total Expense	\$65,523	\$65,682					
	Net Income	\$0	\$0					