

2019-2020

EXPENSE - All Lots (160 Units)	Unit/Mo	Monthly	Annual
Internet - Fibersphere	30.00	4,800.00	57,600.00
Garbage	0.25	40.00	480.00
Water / Sewer	20.00	3,200.00	38,400.00
Common Area Maintenance	3.00	480.00	5,760.00
Association Operations (Mailings, Postage, Web Service Fees)	0.75	120.00	1,440.00
Insurance	2.25	360.00	4,320.00
Legal	3.25	520.00	6,240.00
Management Fee	19.00	3,040.00	36,480.00
Accounting and Tax Prep - CPA Annual Review and Tax Return Filing	4.00	640.00	7,680.00
Taxes, Business License, Bank Fees	0.50	80.00	960.00
Landscape Contract	25.00	4,000.00	48,000.00
Landscape Miscellaneous	25.00	4,000.00	48,000.00
Total Operating Expense - All Lots		21,280.00	255,360.00

REVENUE - All Lots (Historical)	Unit/Mo	Monthly	Annual
Late Fees	(2.00)	(320.00)	(3,840.00)
Attorney Collections	(2.00)	(320.00)	(3,840.00)
Operating Balance Contribution	(16.00)	(2,560.00)	(30,720.00)
Total Revenue - Historical		(3,200.00)	(38,400.00)

Net Operating Expense (Expense - Revenue) - All Lots	Total / Unit (160)	113.00	1,356.00
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EXTRA OPERATING EXPENSE - ROWHOUSE (65 Units)	Unit/Mo	Monthly	Annual
Rowhouse Maintenance	20.00	1,300.00	15,600.00
Insurance	31.00	2,015.00	24,180.00
Total Extra Operating Expense - Rowhouse		3,315.00	39,780.00
	Total/Unit (65)	51.00	612.00

RESERVES	Unit/mo	Monthly	Annual
All Lots (160)	\$ 15.00	\$ 2,400.00	\$ 28,800.00
Extra Chateaus (50)	-	-	-
Extra Tamaracks (45)	\$ 35.00	\$ 1,575.00	\$ 18,900.00
Extra Rowhomes (65)	\$ 82.00	\$ 5,330.00	\$ 63,960.00
Total Reserves - All Lots		9,305.00	111,660.00

Total Assessment	Unit / Mo	Monthly	Annual
Chateaus / unit	128.00	6,400.00	76,800.00
Tamaracks / unit	163.00	7,335.00	88,020.00
Rowhomes / unit	261.00	16,965.00	203,580.00
Total Income			368,400.00