

2021-2022

<b>EXPENSE - All Lots (160 Units)</b>	<b>Unit/Mo</b>	<b>Monthly</b>	<b>Annual</b>
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	1.00	160.00	1,920.00
Association Operations (Mailings, Postage, Web Service Fees)	0.50	80.00	960.00
Insurance	2.25	360.00	4,320.00
Legal	5.00	800.00	9,600.00
Management Fee	19.00	3,040.00	36,480.00
Accounting and Tax Prep - CPA Annual Review and Tax Return Filing	5.00	800.00	9,600.00
Taxes, Business License, Bank Fees	1.00	160.00	1,920.00
Landscape Contract	41.00	6,560.00	78,720.00
Landscape Miscellaneous	20.00	3,200.00	38,400.00
<b>Total Operating Expense - All Lots</b>	<b>145.00</b>	<b>23,200.00</b>	<b>278,400.00</b>

<b>REVENUE - All Lots (Historical)</b>	<b>Unit/Mo</b>	<b>Monthly</b>	<b>Annual</b>
Late Fees	(1.00)	(160.00)	(1,920.00)
Attorney Collections	(3.00)	(480.00)	(5,760.00)
<b>Total Revenue - Historical</b>	<b>(4.00)</b>	<b>(640.00)</b>	<b>(7,680.00)</b>

<b>Net Operating Expense (Expense - Revenue) - All Lots</b>	<b>Total / Unit (160)</b>	<b>141.00</b>	<b>1,692.00</b>
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<b>EXTRA OPERATING EXPENSE - ROWHOUSE (65 Units)</b>	<b>Unit/Mo</b>	<b>Monthly</b>	<b>Annual</b>
Rowhouse Maintenance	20.00	1,300.00	15,600.00
Insurance	34.00	2,210.00	26,520.00
<b>Total Extra Operating Expense - Rowhouse</b>		<b>3,510.00</b>	<b>42,120.00</b>
	<b>Total/Unit (65)</b>	<b>54.00</b>	<b>648.00</b>

<b>RESERVES</b>	<b>Unit/mo</b>	<b>Monthly</b>	<b>Annual</b>
All Lots (160)	\$ 9.00	\$ 1,440.00	\$ 17,280.00
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
<b>Total Reserves - All Lots</b>		<b>8,345.00</b>	<b>100,140.00</b>

<b>Total Assessment</b>	<b>Unit / Mo</b>	<b>Monthly</b>	<b>Annual</b>
Chateaus / unit	<b>150.00</b>	7,500.00	90,000.00
Tamaracks / unit	<b>185.00</b>	8,325.00	99,900.00
Rowhomes / unit	<b>286.00</b>	18,590.00	223,080.00
<b>Total Income</b>			<b>412,980.00</b>