

## 2022 Annual Budget

Revenues	2020	2021	2022	Change	Comments
Annual Dues - \$155 x 278 Homes	40,310	40,310	43,090	2,780	\$10 Per Year Increase / \$.83 per month
Barn Swallow Gr. Tract X Assess	2,400	2,400	2,520	120	\$10 Per Year Increase x 12 Homes
Late fee-Nsf Charges	0	0	250	250	Based on Actuals
<b>Total Revenue</b>	<b>\$42,710</b>	<b>\$42,710</b>	<b>\$45,860</b>	3,150	
Operating Expenses	2020	2021	2022	Change	
Accounting Fees	360	400	1,350	950	Full Audit
Administration Costs	1,010	1,067	3,600	2,533	Much more enforcement, actuals
Electric (Street Lights)	6,132	6,132	6,132	0	Modest Increase Expected
Insurance Property/Liability	1,847	1,900	2,000	100	Possible Additional Policies
Landscaping (Misc Maint.)	2,000	2,000	500	(1,500)	Nothing spent 2021
Legal Expense	250	2,000	1,000	(1,000)	Hopefully Over the Hump
Landscaping Contract	7,300	6,000	5,700	(300)	Based on Contract
Management Fees	14,400	14,400	16,200	1,800	New Management Company
<b>TOTAL Operating Expenses</b>	<b>\$33,299</b>	<b>\$33,899</b>	<b>\$36,482</b>	2,583	
Reserve Funding					
Reserve Allocation General	9,411	8,811	6,858	(1,953)	
Barnswallow Reserve Allocation	2,400	2,400	2,520	120	
<b>Total Reserve Allocations</b>	<b>\$11,811</b>	<b>\$11,211</b>	<b>\$9,378</b>	(1,833)	
Total Expenses	\$45,110	\$45,110	\$45,860	750	
<b>Surplus (Shortage)</b>	<b>(\$2,400)</b>	<b>(\$2,400)</b>	<b>\$0</b>	2,400	