

Eagleridge Estates HOA (Accrual Basis)	2020 Budget	2020 Actual Jan-Sept	2020 Estimated Oct-Dec	2020 Total Actual + Estimated	2021 Proposed Budget	NOTES
INCOME						
Assessments (265 x \$187/\$205)	\$ 49,555	\$ 49,555	\$ -	\$ 49,555	\$ 54,325	2021 Assessment = \$205
Transfer Fees 25 x \$200	5,000	1,100	400	1,500	1,600	Transfer fees 2021@\$100 x 16
Lien Filing	-	-	-	-	176	
Interest Income	-	3	-	3	3	
Violation Fees	-	200	-	200	500	
Late Fee Income	1,600	1,600	-	1,600	1,200	
Late Fee Interest	1,280	1,020	400	1,420	1,500	
TOTAL INCOME	\$ 57,435	\$ 53,478	\$ 800	\$ 54,278	\$ 59,304	
EXPENSES						
Operating Expenses						
Management Fee	\$ 15,000	\$ 13,563	\$ 4,200	\$ 17,763	\$ 17,100	New manager+transition (2020)
Legal - General	2,500	-	-	-	200	
Legal - Collections	500	2,198	-	2,198	2,240	2% inflation on current actual
Insurance	1,000	-	1,087	1,087	1,110	2% inflation on current actual
Administrative Expenses	2,445	1,306	1,297	2,603	2,700	2% inflation on current actual
Audit/Tax Return	-	338	-	338	340	2% inflation on current actual
Bad Debt Writeoffs	1,000	-	-	-	500	
Bank Fees	-	11	4	15	15	
Website	-	205	-	205	210	2% inflation on current actual
Contingency	500	-	-	-	-	
<i>Total Operating Expense</i>	<i>\$ 22,945</i>	<i>\$ 17,620</i>	<i>\$ 6,588</i>	<i>\$ 24,208</i>	<i>\$ 24,415</i>	
Grounds Maintenance						
Grounds/Common Area - Contract	\$ 23,500	\$ 14,900	\$ 5,960	\$ 20,860	\$ 21,300	2% inflation on current actual
Grounds/Common Area - Other	\$ -	\$ 488	\$ -	488	500	2% inflation on current actual
Tree Removal/hauling/trimming	2,400	-	-	-	2,000	Remove 10 trees @ \$200 each
Tree Spraying	2,400	-	-	-	2,400	2% inflation on 2020 bid
Weed Spraying	-	1,130	-	1,130	1,700	3 treatments vs. 2 in 2020
Irrigation Repairs & Maintenance	1,000	3,640	100	3,740	1,000	2020 budget unchanged
Other Grounds Maintenance	500	-	-	-	-	
Stormwater/Detention Pond Maintenance	-	2,677	-	2,677	2,400	2021 \$ per Green Earth bid
Back Flow Device Testing	-	180	-	180	185	2% inflation on current actual
Snow Removal	-	1,000	500	1,500	1,500	3x @ \$500 each
<i>Total Grounds Maintenance Expense</i>	<i>\$ 29,800</i>	<i>\$ 24,015</i>	<i>\$ 6,560</i>	<i>\$ 30,575</i>	<i>\$ 32,985</i>	
Utilities						
Electricity	\$ 750	\$ 355	\$ 200	\$ 555	\$ 575	3% inflation on current actual
Water	1,850	781	500	1,281	1,320	3% inflation on current actual
<i>Total Utilities</i>	<i>\$ 2,600</i>	<i>\$ 1,135</i>	<i>\$ 700</i>	<i>\$ 1,835</i>	<i>\$ 1,895</i>	
TOTAL EXPENSES	\$ 55,345	\$ 42,770	\$ 13,848	\$ 56,619	\$ 59,295	
NET OPERATING INCOME	\$ 2,090	\$ 10,708	\$ (13,048)	\$ (2,340)	\$ 9	

Reserve Fund						
<i>Reserve Fund Balance (beginning)</i>	<i>\$ 25,150</i>			<i>\$ 25,146</i>	<i>\$ 25,146</i>	
Reserve Fund Additions						
Transfer to Reserves	2,090			-	-	
Reserve Fund Expenditures						
Capital Improvement Projects	22,810			-	2,000	Tree removal
<i>Reserve Fund Balance (ending)</i>	<i>\$ 4,430</i>			<i>\$ 25,146</i>	<i>\$ 23,146</i>	
<i>Reserve Report Balance to Fully Fund</i>					<i>\$ 42,500</i>	