

<b>ELDORADO NEIGHBORHOOD SECOND HOA 1586 LOTS</b>	<b>2021 BUDGET</b>	<b>2020 ACTUALS AS OF 07/31/21</b>	<b>2022 BUDGET</b>	<b>PER YEAR</b>	<b>PER MONTH PER LOT</b>	<b>NOTES</b>
	\$150.00			\$120.00	\$10.00	
<b>ACCOUNTS RECEIVABLE</b>						
Assessments	\$237,900.00	\$118,950.00	\$190,320.00	\$120.00	\$10.00	
Special Assessment	\$0.00	\$0.00	\$3,000.00	\$1.89	\$0.16	
<b>Other Receivable</b>						
Late fees	\$0.00	\$4,466.24	\$0.00	\$0.00	\$0.00	
Interest - Operating	\$21.67	\$187.09	\$0.00	\$0.00	\$0.00	
Collection Income	\$0.00	\$14,400.00	\$0.00	\$0.00	\$0.00	
Interest - Homeowner	\$0.00	\$22.29	\$0.00	\$0.00	\$0.00	
Fines Income	\$0.00	-\$36,779.63	\$0.00	\$0.00	\$0.00	
Other	\$0.00	\$5,238.60	\$0.00	\$0.00	\$0.00	
Interest - Other	\$45.00	\$53.91	\$0.00	\$0.00	\$0.00	
<b>TOTAL REVENUE</b>	<b>\$237,966.67</b>	<b>\$106,538.50</b>	<b>\$193,320.00</b>	<b>\$121.89</b>	<b>\$10.16</b>	
<b>OPERATING EXPENSES</b>						
<b>Administrative</b>						
Custom Envelopes	\$2,500.00	\$0.00	\$2,500.00	\$1.58	\$0.13	
CAI \$310 Mbr \$1600 LAC	\$1,910.00	\$1,910.00	\$1,910.00	\$1.20	\$0.10	
Statements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Postage	\$14,000.00	\$4,769.52	\$10,000.00	\$6.31	\$0.53	
<b>Total Administrative</b>	<b>\$18,410.00</b>	<b>\$6,679.52</b>	<b>\$14,410.00</b>	<b>\$9.09</b>	<b>\$0.76</b>	

<b>COMMON</b>						
Other R&M	\$0.00	\$1,995.04	\$0.00	\$0.00	\$0.00	
Wall Abatement Project	\$0.00	\$0.00	\$3,000.00	\$1.89	\$0.16	
<b>Total Common</b>	<b>\$0.00</b>	<b>\$1,995.04</b>	<b>\$3,000.00</b>	<b>\$1.89</b>	<b>\$0.16</b>	

<b>COMMUNITY</b>						
Secretary of State	\$50.00	\$60.00	\$50.00	\$0.03	\$0.00	
NRED - Ombudsman (\$4.25 Per)	\$6,740.50	\$7,600.89	\$6,740.50	\$4.25	\$0.35	
Director Reimbursement	\$2,500.00	\$45.00	\$2,500.00	\$1.58	\$0.13	
Board Reimbursement	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	
Miscellaneous Expenses	\$1,000.00	\$750.00	\$1,000.00	\$0.63	\$0.05	
Meeting/Event/Award	\$2,153.50	\$0.00	\$6,000.00	\$3.78	\$0.32	
Wall Abatement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Community</b>	<b>\$12,444.00</b>	<b>\$8,480.89</b>	<b>\$16,290.50</b>	<b>\$10.27</b>	<b>\$0.86</b>	
<b>Insurance</b>						
D&O	\$16,560.00	\$6,597.00	\$8,500.00	\$5.36	\$0.45	
Property Insurance	\$10,500.00	\$7,348.00	\$9,300.00	\$5.86	\$0.49	
Umbrella Insurance	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fidelity Insurance	\$0.00	\$9,424.70	\$10,400.00	\$6.56	\$0.55	
Workers Compensation	\$1,750.00	\$500.00	\$1,500.00	\$0.95	\$0.08	
Insurance Deductible	0.00	0.00	0.00	\$0.00	\$0.00	
<b>Total Insurance</b>	<b>\$35,610.00</b>	<b>\$23,869.70</b>	<b>\$29,700.00</b>	<b>\$18.73</b>	<b>\$1.56</b>	
<b>Landscaping</b>						
Landscape Contract	\$5,940.00	\$3,465.00	\$5,940.00	\$3.75	\$0.31	
Landscape Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Tree Trimming	\$2,000.00	\$0.00	\$1,000.00	\$0.63	\$0.05	
Disease / Pest / Weed	\$2,000.00	\$920.00	\$1,000.00	\$0.63	\$0.05	
Landscape Repair & Main	\$500.00	\$0.00	\$2,500.00	\$1.58	\$0.13	

SNWA Conversion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Landscaping</b>	<b>\$10,440.00</b>	<b>\$4,385.00</b>	<b>\$10,440.00</b>	<b>\$6.58</b>	<b>\$0.55</b>	
<b>Management</b>						
Management Contract	\$133,176.00	\$77,700.00	\$133,176.00	\$83.97	\$7.00	
Meeting Refreshments	\$66.67	\$0.00	\$900.00	\$0.57	\$0.05	
Other Management Services	\$0.00	\$3,123.18	\$0.00	\$0.00	\$0.00	
<b>Total Operations</b>	<b>\$133,242.67</b>	<b>\$80,823.18</b>	<b>\$134,076.00</b>	<b>\$84.54</b>	<b>\$7.04</b>	
<b>Other</b>						
Notice of Delinquent Assessment	\$8,000.00	\$8,800.00	\$9,000.00	\$5.67	\$0.47	
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Notice of Intent to Lien	\$5,000.00	\$4,950.00	\$5,000.00	\$3.15	\$0.26	
Collection Costs	\$1,000.00	\$983.27	\$1,000.00	\$0.63	\$0.05	
Legal Fees	\$12,000.00	\$13,368.43	\$16,000.00	\$10.09	\$0.84	
<b>Total Other</b>	<b>\$26,000.00</b>	<b>\$28,101.70</b>	<b>\$31,000.00</b>	<b>\$19.55</b>	<b>\$1.63</b>	
<b>Professional Services</b>						
Bank Charges	\$120.00	\$30.00	\$50.00	\$0.03	\$0.00	
Audit	\$1,500.00	\$1,650.00	\$1,500.00	\$0.95	\$0.08	
Tax Return	\$150.00	\$0.00	\$150.00	\$0.09	\$0.01	
Commerce Tax Return	\$0.00	\$0.00	\$50.00	\$0.03	\$0.00	
<b>Total Professional</b>	<b>\$1,770.00</b>	<b>\$1,680.00</b>	<b>\$1,750.00</b>	<b>\$1.10</b>	<b>\$0.09</b>	
<b>TOTAL EXPENSES</b>	<b>\$237,916.67</b>	<b>\$156,015.03</b>	<b>\$240,666.50</b>	<b>\$151.74</b>	<b>\$12.65</b>	
<b>NET INCOME/(LOSS)</b>	<b>\$50.00</b>	<b>-\$49,476.53</b>	<b>-\$47,346.50</b>	<b>-\$29.85</b>	<b>-\$2.49</b>	
<b>RESERVE BUDGET</b>	<b>2020 STUDY</b>	<b>ACTUAL</b>				
Reserve Balance 01/01/22	\$79,979.92	\$93,300.57				
Reserve Contribution	\$0.00	\$0.00				
Interest Contribution	\$50.36	\$0.00				
Reserve Expenditures	\$0.00	\$0.00				
Balance 12/31/22	<b>\$80,030.28</b>	<b>\$93,300.57</b>				
Expenditure =	\$0.00	\$0.00				
FUNDED	100.00%	116.58%				