

ELDORADO NEIGHBORHOOD SECOND HOA 1586 LOTS	2021 BUDGET	2020 ACTUALS AS OF 07/31/21	2022 BUDGET	PER YEAR	PER MONTH PER LOT	NOTES
	\$150.00			\$120.00	\$10.00	
ACCOUNTS RECEIVABLE						
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	
Other Receivable						
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	
TOTAL REVENUE	\$237,966.67	\$106,538.50	\$193,320.00	\$121.89	\$10.16	
OPERATING EXPENSES						
Administrative						
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	
Total Administrative	\$18,410.00	\$6,679.52	\$14,410.00	\$9.09	\$0.76	

COMMON						
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	
Total Common	\$0.00	\$1,995.04	\$3,000.00	\$1.89	\$0.16	

COMMUNITY						
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	
Total Community	\$12,444.00	\$8,480.89	\$16,290.50	\$10.27	\$0.86	
Insurance						
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	
Total Insurance	\$35,610.00	\$23,869.70	\$29,700.00	\$18.73	\$1.56	
Landscaping						
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
Total Landscaping	\$10,440.00	\$4,385.00	\$10,440.00	\$6.58	\$0.55
Management					
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
Total Operations	\$133,242.67	\$80,823.18	\$134,076.00	\$84.54	\$7.04
Other					
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
Total Other	\$26,000.00	\$28,101.70	\$31,000.00	\$19.55	\$1.63
Professional Services					
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
Total Professional	\$1,770.00	\$1,680.00	\$1,750.00	\$1.10	\$0.09
TOTAL EXPENSES	\$237,916.67	\$156,015.03	\$240,666.50	\$151.74	\$12.65
NET INCOME/(LOSS)	\$50.00	-\$49,476.53	-\$47,346.50	-\$29.85	-\$2.49
RESERVE BUDGET	2020 STUDY	ACTUAL			
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	\$80,030.28	\$93,300.57			
Expenditure =	\$0.00	\$0.00			
FUNDED	100.00%	116.58%			