

<b>TWILIGHT HOA 179 HOMES ANNUAL ASSESSMENT \$ 264.00 MONTHLY INSTALLMENT \$ 22.00</b>	<b>2022 BUDGET ANNUAL</b>	<b>ACTUALS AS OF 083122</b>	<b>2023 BUDGET ANNUAL</b>	<b>MONTHLY</b>	<b>PER LOT</b>
<b>OPERATING REVENUE</b>					
Assessments	\$47,256.00	\$31,504.00	\$47,256.00	\$3,938.00	\$22.00
Capital Contributions	\$0.00	\$434.00	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$1,629.34	\$0.00	\$0.00	\$0.00
Interest - Operating	\$0.00	\$16.42	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$1,600.00	\$0.00	\$0.00	\$0.00
Compliance Fines	\$0.00	\$1,550.00	\$0.00	\$0.00	\$0.00
Interest - Homeowner	\$0.00	\$20.24	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$530.21	\$0.00	\$0.00	\$0.00
<b>TOTAL OPERATING REVENUE</b>	<b>\$47,256.00</b>	<b>\$37,284.21</b>	<b>\$47,256.00</b>	<b>\$3,938.00</b>	<b>\$22.00</b>
<b>OPERATING EXPENSES</b>					
<b>Administrative</b>					
Copies	\$600.00	\$345.90	\$600.00	\$50.00	\$0.28
Web Page	\$480.00	\$200.00	\$480.00	\$40.00	\$0.22
Envelopes	\$250.00	\$153.40	\$250.00	\$20.83	\$0.12
Coupons	\$100.00	\$20.00	\$100.00	\$8.33	\$0.05
Statements	\$200.00	\$57.00	\$200.00	\$16.67	\$0.09
Postage	\$700.00	\$389.37	\$700.00	\$58.33	\$0.33
Storage	\$360.00	\$150.00	\$360.00	\$30.00	\$0.17
<b>TOTAL</b>	<b>\$2,690.00</b>	<b>\$1,315.67</b>	<b>\$2,690.00</b>	<b>\$224.17</b>	<b>\$1.25</b>
<b>Common</b>					
Street Sweeping	\$3,000.00	\$2,178.78	\$3,300.00	\$275.00	\$1.54
<b>TOTAL</b>	<b>\$3,000.00</b>	<b>\$2,178.78</b>	<b>\$3,300.00</b>	<b>\$275.00</b>	<b>\$1.54</b>
<b>Community</b>					
Secretary of State	\$50.00	-\$760.75	\$50.00	\$4.17	\$0.02
Meeting / Event	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$50.00</b>	<b>-\$760.75</b>	<b>\$50.00</b>	<b>\$4.17</b>	<b>\$0.02</b>
<b>Insurance (est +5%)</b>					
Directors & Officers	\$2,000.00	\$4,169.00	\$1,650.00	\$137.50	\$0.77
Property + Liability	\$2,600.00	\$0.00	\$2,358.30	\$196.53	\$1.10
Fidelity	\$263.00	\$0.00	\$264.00	\$22.00	\$0.12
<b>TOTAL</b>	<b>\$4,863.00</b>	<b>\$4,169.00</b>	<b>\$4,272.30</b>	<b>\$356.03</b>	<b>\$1.99</b>
<b>Management</b>					
Contract (CPI 8% increase)	\$21,000.00	\$12,250.00	\$22,680.00	\$1,890.00	\$10.56
Other Mgmt Services	\$1,000.00	\$295.00	\$1,000.00	\$83.33	\$0.47
<b>TOTAL</b>	<b>\$22,000.00</b>	<b>\$12,545.00</b>	<b>\$23,680.00</b>	<b>\$1,973.33</b>	<b>\$11.02</b>
<b>Other</b>					
Statutory Pre-Collection Notice (SPCN)	\$1,000.00	\$600.00	\$1,000.00	\$83.33	\$0.47
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notice of Intent to Lien (NOITL)	\$950.00	\$375.00	\$950.00	\$79.17	\$0.44

Legal Fees/Collection Costs	\$0.00	\$72.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$1,950.00</b>	<b>\$1,047.00</b>	<b>\$1,950.00</b>	<b>\$162.50</b>	<b>\$0.91</b>
<b>Other Expense</b>					
Bank Charges	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
Form 1099	\$150.00	\$225.00	\$150.00	\$12.50	\$0.07
Financial Audit/Review	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$190.00	\$0.00	\$190.00	\$15.83	\$0.09
<b>TOTAL</b>	<b>\$340.00</b>	<b>\$685.00</b>	<b>\$340.00</b>	<b>\$28.33</b>	<b>\$0.16</b>
<b>Reserve</b>					
Reserve Contribution	\$0.00	\$0.00	\$11,000.00	\$916.67	\$5.12
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,000.00</b>	<b>\$916.67</b>	<b>\$5.12</b>
<b>Taxes</b>					
Tax Return	\$150.00	\$0.00	\$150.00	\$12.50	\$0.07
<b>TOTAL</b>	<b>\$150.00</b>	<b>\$0.00</b>	<b>\$150.00</b>	<b>\$12.50</b>	<b>\$0.07</b>
<b>TOTAL EXPENSES</b>	<b>\$35,043.00</b>	<b>\$21,179.70</b>	<b>\$47,432.30</b>	<b>\$3,952.69</b>	<b>\$22.08</b>
<b>NET INCOME/(LOSS)</b>	<b>\$12,213.00</b>	<b>\$16,104.51</b>	<b>-\$176.30</b>	<b>-\$14.69</b>	<b>-\$0.08</b>
<b>RESERVE SUMMARY</b>					
	<b>ACTUAL</b>		<b>RESERVE STUDY</b>		
Reserve Balance 1/1/23	\$207,112.26		\$232,129.08		
Reserve Contribution +	\$11,000.00		\$0.00		
Interest Contribution +	\$19.00		\$243.74		
Reserve Expenditures -	\$2,790.27		\$2,790.27		
Anticipated Balance 12/31/23	<b>\$215,340.99</b>		<b>\$229,582.55</b>	<b>100.00%</b>	

Full funding

<b>Expenditure</b>	Curb painting	\$2,450.00
	Fence paint	\$259.00
	Inflation	\$81.27
	<b>TOTAL</b>	<b>\$2,790.27</b>