

TWILIGHT HOA 179 HOMES ANNUAL ASSESSMENT \$ 264.00 MONTHLY INSTALLMENT \$ 22.00	2021 BUDGET ANNUAL	ACTUALS AS OF 083121	2022 BUDGET ANNUAL	MONTHLY	PER LOT
OPERATING REVENUE					
Assessments	\$47,256.00	\$31,504.00	\$47,256.00	\$3,938.00	\$22.00
Capitla Contributions	\$0.00	\$485.00	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$1,738.73	\$0.00	\$0.00	\$0.00
Interest - Operating	\$0.00	\$18.87	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$1,850.00	\$0.00	\$0.00	\$0.00
Compliance Fines	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00
Interest - Homeowner	\$0.00	\$11.47	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$225.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING REVENUE	\$47,256.00	\$35,933.07	\$47,256.00	\$3,938.00	\$22.00
OPERATING EXPENSES					
Administrative					
Copies	\$600.00	\$266.35	\$600.00	\$50.00	\$0.28
Web Page	\$480.00	\$280.00	\$480.00	\$40.00	\$0.22
Envelopes	\$0.00	\$194.10	\$250.00	\$20.83	\$0.12
Coupons	\$100.00	\$42.00	\$100.00	\$8.33	\$0.05
Statements	\$200.00	\$169.00	\$200.00	\$16.67	\$0.09
Postage	\$700.00	\$575.89	\$700.00	\$58.33	\$0.33
Storage	\$360.00	\$210.00	\$360.00	\$30.00	\$0.17
TOTAL	\$2,440.00	\$1,737.34	\$2,690.00	\$224.17	\$1.25
Common					
Street Gutter Cleaning	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00
Street Sweeping	\$3,000.00	\$1,757.50	\$3,000.00	\$250.00	\$1.40
TOTAL	\$3,000.00	\$2,007.50	\$3,000.00	\$250.00	\$1.40
Community					
Secretary of State	\$50.00	\$0.00	\$50.00	\$4.17	\$0.02
Meeting / Event	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$50.00	\$0.00	\$50.00	\$4.17	\$0.02
Insurance (est +5%)					
Directors & Officers	\$1,904.00	\$1,571.00	\$2,000.00	\$166.67	\$0.93
Property	\$0.00	\$2,246.00	\$0.00	\$0.00	\$0.00
Liability	\$2,509.00	\$0.00	\$2,600.00	\$216.67	\$1.21
Fidelity	\$263.00	\$251.00	\$263.00	\$21.92	\$0.12
TOTAL	\$4,676.00	\$4,068.00	\$4,863.00	\$405.25	\$2.26
Management					
Contract	\$21,000.00	\$14,000.00	\$21,000.00	\$1,750.00	\$9.78
Meeting Refreshments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Mgmt Services	\$1,000.00	\$846.40	\$1,000.00	\$83.33	\$0.47

TOTAL	\$22,000.00	\$14,846.40	\$22,000.00	\$1,833.33	\$10.24
Other					
Notice of Delinquent Assessment	\$750.00	\$950.00	\$1,000.00	\$83.33	\$0.47
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notice of Intent to Lien	\$300.00	\$825.00	\$950.00	\$79.17	\$0.44
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,050.00	\$1,775.00	\$1,950.00	\$162.50	\$0.91
Other Expense					
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Form 1099	\$150.00	\$0.00	\$150.00	\$12.50	\$0.07
Financial Review	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$190.00	\$0.00	\$190.00	\$15.83	\$0.09
TOTAL	\$340.00	\$0.00	\$340.00	\$28.33	\$0.16
Reserve					
Reserve Contribution	\$13,500.00	\$6,750.00	\$0.00	\$0.00	\$0.00
TOTAL	\$13,500.00	\$6,750.00	\$0.00	\$0.00	\$0.00
Taxes					
Tax Return	\$150.00	\$150.00	\$150.00	\$12.50	\$0.07
Commerce Tax Return	\$50.00	\$0.00	\$50.00	\$4.17	\$0.02
TOTAL	\$200.00	\$150.00	\$200.00	\$16.67	\$0.09
TOTAL EXPENSES	\$47,256.00	\$31,334.24	\$35,093.00	\$2,924.42	\$16.34
NET INCOME/(LOSS)	\$0.00	\$4,598.83	\$12,163.00	\$1,013.58	\$5.66
RESERVE SUMMARY					
	ACTUAL		RESERVE STUDY		
Reserve Balance 1/1/22	\$229,854.72		\$186,050.73		
Reserve Contribution +	\$0.00		\$25,217.58		
Interest Contribution +	\$19.00		\$390.17		
Reserve Expenditures -	\$0.00		\$3,570.82		
Anticipated Balance 12/31/22	\$229,873.72		\$208,087.66	100.00%	

Expenditures

Private Street Signs

\$3,295.24 Done in 2021

TOTAL

\$3,295.24