

TWILIGHT HOA					
179 HOMES					
ANNUAL ASSESSMENT \$ 264.00					
MONTHLY INSTALLMENT \$ 22.00					
	2019	ACTUALS AS	2020		
	BUDGET	OF	BUDGET		
	ANNUAL	083119	ANNUAL	MONTHLY	PER LOT
OPERATING REVENUE					
Assessments	\$57,996.00	\$38,664.00	\$47,256.00	\$3,938.00	\$22.00
Capital Contributions	\$0.00	\$978.00	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$2,075.00	\$0.00	\$0.00	\$0.00
Interest - Operating	\$0.00	\$652.87	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$1,530.00	\$0.00	\$0.00	\$0.00
Fines	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$67.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING REVENUE	\$57,996.00	\$44,266.87	\$47,256.00	\$3,938.00	\$22.00
OPERATING EXPENSES					
Administrative					
Copies	\$600.00	\$540.55	\$600.00	\$50.00	\$0.28
Web Page	\$480.00	\$320.00	\$480.00	\$40.00	\$0.22
Coupons	\$1,200.00	\$84.00	\$1,200.00	\$100.00	\$0.56
Postage	\$350.00	\$626.33	\$700.00	\$58.33	\$0.33
Storage	\$120.00	\$240.00	\$240.00	\$20.00	\$0.11
TOTAL	\$2,750.00	\$1,810.88	\$3,220.00	\$268.33	\$1.50
Common					
Street Gutter Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Street Sweeping	\$3,000.00	\$2,250.00	\$3,000.00	\$250.00	\$1.40
TOTAL	\$3,000.00	\$2,250.00	\$3,000.00	\$250.00	\$1.40
Community					
Secretary of State	\$50.00	\$100.00	\$50.00	\$4.17	\$0.02
Meeting / Event	\$100.00	\$0.00	\$100.00	\$8.33	\$0.05
TOTAL	\$150.00	\$100.00	\$150.00	\$12.50	\$0.07
Insurance (est +5%)					
Directors & Officers	\$1,800.00	\$3,750.00	\$1,813.35	\$151.11	\$0.84
Property	\$1,950.00	\$205.00	\$1,965.60		
Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fidelity	\$393.00	\$0.00	\$374.85	\$31.24	\$0.17
TOTAL	\$4,143.00	\$3,955.00	\$4,153.80	\$182.35	\$1.02
Management					
Contract	\$20,400.00	\$13,600.00	\$21,000.00	\$1,750.00	\$9.78
Meeting Refreshments	\$200.00	\$0.00	\$200.00	\$16.67	\$0.09

Other Mgmt Services	\$1,500.00	\$735.50	\$1,500.00	\$125.00	\$0.70
TOTAL	\$22,100.00	\$14,335.50	\$22,700.00	\$1,891.67	\$10.57
Other					
Notice of Delinquent Assessment	\$400.00	\$720.00	\$750.00	\$62.50	\$0.35
Bad Debt	\$500.00	\$0.00	\$500.00	\$41.67	\$0.23
Notice of Intent to Lien	\$500.00	\$600.00	\$600.00	\$50.00	\$0.28
Legal Fees	\$6,000.00	\$2,500.00	\$2,500.00	\$208.33	\$1.16
TOTAL	\$7,400.00	\$3,820.00	\$4,350.00	\$362.50	\$2.03
Other Expense					
Bank Charges	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
Form 1099	\$300.00	\$150.00	\$150.00	\$12.50	\$0.07
Financial Review	\$1,050.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$96.00	\$0.00	\$150.00	\$12.50	\$0.07
TOTAL	\$1,446.00	\$160.00	\$300.00	\$25.00	\$0.14
Reserve					
Reserve Contribution	\$13,707.00	\$7,995.75	\$10,000.00	\$833.33	\$4.66
TOTAL	\$13,707.00	\$7,995.75	\$10,000.00	\$833.33	\$4.66
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	\$54,896.00	\$34,577.13	\$48,073.80	\$3,842.35	\$21.47
NET INCOME/(LOSS)	\$3,100.00	\$9,689.74	-\$817.80	\$95.65	\$0.53
RESERVE SUMMARY					
	ACTUAL		RESERVE STUDY		
Reserve Balance 1/1/20	\$210,918.59		\$182,143.03		
Reserve Contribution +	\$10,000.00		\$18,277.66		
Interest Contribution +	\$952.69		\$306.62		
Reserve Expenditures -	\$36,513.88		\$36,513.88		
Anticipated Balance 12/31/20	\$185,357.40		\$164,213.43	100.00%	

Expenditures	Sealcoat	\$32,696.00	Deferred from 2019
	Curb Painting	\$3,817.88	Deferred from 2019
	TOTAL	\$36,513.88	