

TWILIGHT HOA 179 HOMES ANNUAL ASSESSMENT \$ 264.00 MONTHLY INSTALLMENT \$ 22.00	2020 BUDGET ANNUAL	ACTUALS AS OF 093020	2021 BUDGET ANNUAL	MONTHLY	PER LOT
OPERATING REVENUE					
Assessments	\$47,256.00	\$35,442.00	\$47,256.00	\$3,938.00	\$22.00
Capitla Contributions	\$0.00	\$1,772.77	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	-\$25.00	\$0.00	\$0.00	\$0.00
Interest - Operating	\$0.00	\$44.94	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	\$950.00	\$0.00	\$0.00	\$0.00
Interest - Homeowner	\$0.00	-\$1,392.53	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$1,776.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING REVENUE	\$47,256.00	\$38,568.18	\$47,256.00	\$3,938.00	\$22.00
OPERATING EXPENSES					
Administrative					
Copies	\$600.00	\$405.65	\$600.00	\$50.00	\$0.28
Web Page	\$480.00	\$360.00	\$480.00	\$40.00	\$0.22
Coupons	\$1,200.00	\$35.00	\$100.00	\$8.33	\$0.05
Statements	\$0.00	\$178.00	\$200.00	\$16.67	\$0.09
Postage	\$700.00	\$590.91	\$700.00	\$58.33	\$0.33
Storage	\$240.00	\$270.00	\$360.00	\$30.00	\$0.17
TOTAL	\$3,220.00	\$1,839.56	\$2,440.00	\$203.33	\$1.14
Common					
Street Gutter Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Street Sweeping	\$3,000.00	\$2,000.00	\$3,000.00	\$250.00	\$1.40
TOTAL	\$3,000.00	\$2,000.00	\$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	\$0.00	\$0.00	\$0.00
TOTAL	\$150.00	\$100.00	\$50.00	\$4.17	\$0.02
Insurance (est +5%)					
Directors & Officers	\$1,813.35	\$1,808.00	\$1,904.00	\$158.67	\$0.89
Property	\$1,965.60	\$0.00	\$0.00	\$0.00	\$0.00
Liability	\$0.00	\$2,142.00	\$2,509.00	\$209.08	\$1.17
Fidelity	\$374.85	\$251.00	\$263.00	\$21.92	\$0.12
TOTAL	\$4,153.80	\$4,201.00	\$4,676.00	\$389.67	\$2.18
Management					
Contract	\$21,000.00	\$15,750.00	\$21,000.00	\$1,750.00	\$9.78
Meeting Refreshments	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Mgmt Services	\$1,500.00	\$854.50	\$1,000.00	\$83.33	\$0.47
TOTAL	\$22,700.00	\$16,604.50	\$22,000.00	\$1,833.33	\$10.24

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Other					
Notice of Delinquent Assessment	\$750.00	\$710.00	\$750.00	\$62.50	\$0.35
Bad Debt	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
Notice of Intent to Lien	\$600.00	\$225.00	\$300.00	\$25.00	\$0.14
Legal Fees	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$4,350.00	\$935.00	\$1,050.00	\$87.50	\$0.49
Other Expense					
Bank Charges	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00
Form 1099	\$150.00	\$150.00	\$150.00	\$12.50	\$0.07
Financial Review	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$150.00	\$0.00	\$190.00	\$15.83	\$0.09
TOTAL	\$300.00	\$170.00	\$340.00	\$28.33	\$0.16
Reserve					
Reserve Contribution	\$10,000.00	\$7,499.97	\$13,500.00	\$1,125.00	\$6.28
TOTAL	\$10,000.00	\$7,499.97	\$13,500.00	\$1,125.00	\$6.28
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	\$48,073.80	\$33,500.03	\$47,256.00	\$3,938.00	\$22.00
NET INCOME/(LOSS)	-\$817.80	\$5,068.15	\$0.00	\$0.00	\$0.00
RESERVE SUMMARY					
	ACTUAL		RESERVE STUDY		
Reserve Balance 1/1/21	\$220,559.78		\$164,595.94		
Reserve Contribution +	\$13,500.00		\$24,404.38		
Interest Contribution +	\$345.65		\$345.65		
Reserve Expenditures -	\$39,809.10		\$3,295.24		
Anticipated Balance 12/31/21	\$194,596.33		\$186,050.73	100.00%	

Expenditures	Sealcoat	\$32,696.00	Deferred from 2019
	Curb Painting	\$3,817.88	Deferred from 2019
	Street signs	\$3,295.24	
	TOTAL	\$39,809.12	