

Walden Woods I Homeowner's Association
2021 Income & Expenses vs Budget and 2022 Budget

Category	2021 Income/ Expenses	2021 Budget	(Over)/ Under Budget	2022 Budget	Increase from 2020 Budget
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Income

Dues:2021 Dues	\$15,840.00	\$ 15,840.00	\$0.00	\$ 19,800.00	\$3,960.00
Dues:Penalties	\$50.00	0	(\$50.00)		\$0.00
TOTAL INCOME	\$15,890.00	\$15,840.00	(\$50.00)	\$ 19,800.00	\$3,960.00

Expenses

Annual Meeting	\$15.89		(\$15.89)	15.89	\$15.89
Capital Improvements			\$0.00		\$0.00
Collections		\$375.00	\$375.00	\$400.00	\$25.00
Government Fees	\$20.00	\$40.00	\$20.00	\$20.00	(\$20.00)
Insurance	\$1,283.00	\$1,400.00	\$117.00	\$1,400.00	\$0.00
Landscape Services	\$10,928.33	\$11,000.00	\$71.67	\$12,500.00	\$1,500.00
Legal Fees	\$1,529.63	\$1,200.00	(\$329.63)	\$4,000.00	\$2,800.00
Office	\$0.00		\$0.00	100	\$100.00
Office:P.O. Box	\$188.00	\$175.00	(\$13.00)	\$200.00	\$25.00
Signage/Mailboxes	\$225.00	\$1,500.00	\$1,275.00	\$1,500.00	\$0.00
Snow Removal	\$1,800.00	\$1,800.00	\$0.00	\$1,000.00	(\$800.00)
Social Committee	\$394.95	\$500.00	\$105.05	\$500.00	\$0.00
Supplies	\$0.00	\$100.00	\$100.00	\$100.00	\$0.00
Utilities:Electric	\$198.15	\$275.00	\$76.85	\$250.00	(\$25.00)
Utilities:Water	\$1,361.84	\$1,800.00	\$438.16	\$1,500.00	(\$300.00)
Website		\$300.00	\$600.00	\$600.00	\$300.00
TOTAL EXPENSES	\$17,944.79	\$20,465.00	\$2,820.21	\$24,085.89	\$3,620.89
Surplus (Shortfall)	(\$2,054.79)	(\$4,625.00)	\$2,770.21	(\$4,285.89)	

Bank Balance @ 12/31/2021	\$ 20,703.51
Bank Balance @ 12/31/2020	\$ 22,758.30
Decrease in bank balance during 2021	\$ 2,054.79

Walden Woods I Homeowners Association'
2021 Detail of Expenses

Name	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	TOTAL
Income													
Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dues:2021 Dues	\$0.00	\$0.00	\$240.00	\$6,720.00	\$8,400.00	\$240.00	\$0.00	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,840.00
Dues:Penalties	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
TOTAL INCOME	\$0.00	\$0.00	\$240.00	\$6,720.00	\$8,400.00	\$240.00	\$0.00	\$290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,890.00
Expenses													
Annual Meeting	\$0.00	\$0.00	\$0.00	(\$15.89)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15.89)
Government Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$20.00)
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,283.00)	\$0.00	(\$1,283.00)
Landscape Services	(\$38.10)	\$0.00	(\$673.05)	(\$4,900.00)	(\$1,008.00)	\$0.00	\$0.00	\$0.00	(\$2,665.00)	\$0.00	(\$1,644.18)	\$0.00	(\$10,928.33)
Legal Services	(\$1,211.63)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$106.00)	(\$212.00)	\$0.00	(\$1,529.63)
Office	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office:P.O. Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$188.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$188.00)
Signage/Mailboxes	(\$75.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$150.00)	\$0.00	(\$225.00)
Snow Removal	\$0.00	\$0.00	(\$1,800.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,800.00)
Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities:Electric	(\$20.17)	(\$18.58)	(\$17.79)	(\$14.95)	(\$14.95)	(\$17.66)	(\$14.95)	(\$14.95)	(\$14.95)	(\$14.91)	(\$14.91)	(\$19.38)	(\$198.15)
Utilities:Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$723.60)	\$0.00	\$0.00	(\$638.24)	(\$1,361.84)
TOTAL EXPENSES	(\$1,370.17)	(\$18.58)	(\$2,490.84)	(\$4,968.60)	(\$1,121.95)	(\$225.66)	(\$65.48)	(\$14.95)	(\$3,403.55)	(\$147.18)	(\$3,304.09)	(\$813.74)	(\$17,944.79)
NET	(\$1,370.17)	(\$18.58)	(\$2,250.84)	\$1,751.40	\$7,278.05	\$14.34	(\$65.48)	\$275.05	(\$3,403.55)	(\$147.18)	(\$3,304.09)	(\$813.74)	(\$2,054.79)

Growth in Expenses - Key Categories 2018 v 2021

Category	2018	2021	Increase
Landscape Services	\$ 8,132	\$ 10,928	34%
Snow Removal	\$ 1,150	\$ 1,800	57%
Water	\$ 1,073	\$ 1,361	27%