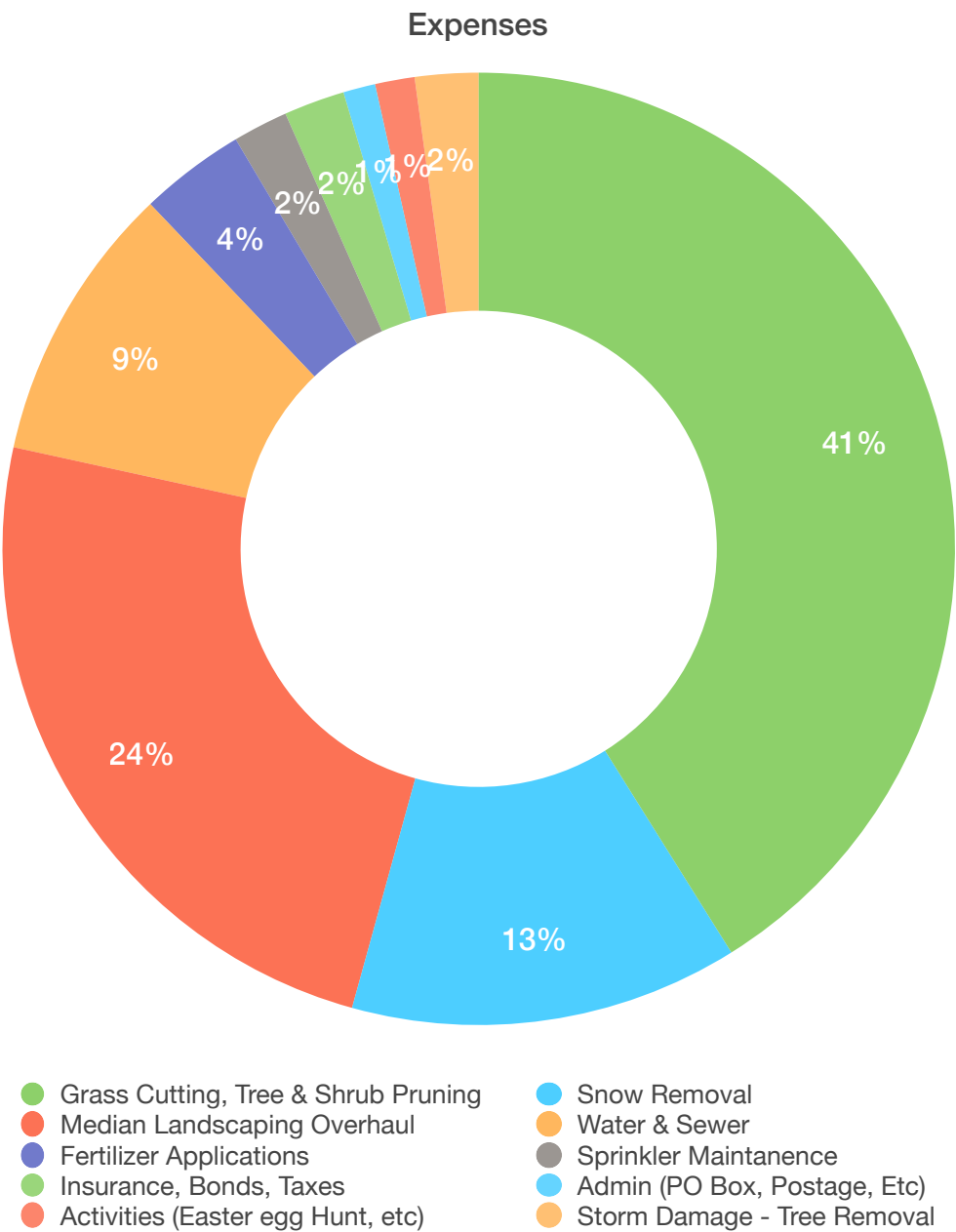


WWVII 2019 Cash Flow Statement

REVENUES	
Association Dues Received	\$29,675
Additional income	\$0
TOTAL INCOME	\$29,675

EXPENSES	
Grass Cutting, Tree & Shrub Pruning	\$11,450
Snow Removal	\$3,675
Median Landscaping Overhaul	\$6,725
Water & Sewer	\$2,636
Fertilizer Applications	\$1,000
Sprinkler Maintenance	\$521
Insurance, Bonds, Taxes	\$576
Admin (PO Box, Postage, Etc)	\$304
Activities (Easter egg Hunt, etc)	\$374
Storm Damage - Tree Removal	\$600
Mailbox Parts & Labor	\$1,341
TOTAL EXPENSES	\$29,202

MONEY LEFT OVER	
Income minus expenses	\$473



Cash Flow Summary

In 2018 the HOA lost \$1308, in 2019 we were up \$473.

While we spent a bit extra addressing the median landscaping and performing mailbox repairs, we had a very light snow/ice expense for the calendar year. We need to continue to improve our landscaping, and have funds available for normal maintenance like mailbox repairs. Had we have had a harsh winter, we would have likely operated at a loss again.

For this reason, and to start to build funds for future road repairs, 2021 dues will be accessed at \$435. This is consistent with Phase 1, they have been able to provide services AND perform significant concrete repairs, which is exactly what we need to be prepared to do.