

**Grouse Meadows Owners' Association, Inc. (GMOA)
2021 Expense & 2022 Budget Report**

Expense	2021 Actual thru 11/30/2021	Est thru 12/31/2021	Est Total 2021 Expenses	2022 Budget
Utilities	\$ 6,796.83	\$ 310.34	\$ 7,107.17	\$ 8,200.00 ¹
Perimeter/Fence/Entrance Maintenance	\$ 9,718.76	\$ 2,392.22	\$ 12,110.98	\$ 11,530.00 ²
Mailbox Maintenance	\$ -	\$ -	\$ -	\$ 1,200.00 ³
Domain/Website	\$ 603.15	\$ -	\$ 603.15	\$ - ⁴
Software	\$ 495.00	\$ -	\$ 495.00	\$ 495.00
Email	\$ -	\$ -	\$ -	\$ 900.00 ⁵
Legal	\$ -	\$ 516.00	\$ 516.00	\$ 1,000.00
Postage/ PO Box	\$ 557.35	\$ 110.00	\$ 667.35	\$ 1,034.00 ⁶
Printing/Printer Expenses	\$ 85.00	\$ 132.00	\$ 217.00	\$ - ⁷
Office Supplies	\$ -	\$ -	\$ -	\$ - ⁸
Insurance	\$ 1,039.00	\$ -	\$ 1,039.00	\$ 1,040.00
Taxes/Accounting Fees	\$ 511.00	\$ -	\$ 511.00	\$ 410.00 ⁹
Meeting Expense	\$ 75.00	\$ -	\$ 75.00	\$ 80.00
Collection Costs/Bank Fees	\$ 32.00	\$ -	\$ 32.00	\$ 60.00
Management Company	\$ -	\$ -	\$ -	\$ 9,600.00 ¹⁰
Total Operational/Capital Expenses	\$ 19,913.09	\$ 3,460.56	\$ 23,373.65	\$ 35,549.00
			Capital Reserve Funding	\$ 5,371.00 ¹¹
			Totals	\$ 40,920.00 ¹²

Notes:

- ¹ Includes buffer over last year expense
- ² Includes weekly mowings, weed/feed treatments, minor fence repairs, and sprinkler service.
- ³ Cost for GMOA having to cover maintenance, or replacement costs, if not covered by reimbursement.
- ⁴ Expense for GoDaddy website and domain paid through May 2024
- ⁵ Expense for GoDaddy email accounts for 3 year renewal in July'22
- ⁶ Includes buffer over last year to ensure sufficient budgeting
- ⁷ No longer have direct costs, included as part of new management contract.
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- ⁹ Increase in FY21 was due to increased Fed/State taxes due to interest earned on CD's.
- ¹⁰ Management fee includes all administration duties, ACC site inspections, printing, and supplies.
- ¹¹ Expected amount to fund capital funding, if all 220 lot owners pay 2022 dues.
- ¹² Revenue based on all 220 owners' remitting 2022 annual dues of \$186.00/lot.

**2021 Profit and Loss Declaration
estimated thru 12/31/2021 - Cash Basis**

As of 11/30/2021: Dues/Late Fees/ACC Fines/Collection Reimbursement collected in 2021:	\$ 34,868.00
Expenses: Estimated Operating Expenses through 12/31/2021	\$ (23,373.65)
<small>(See Detail Above)</small>	
2021 Net Profit/<Loss>	\$ 11,494.35

Umpqua Bank Checking - Account Balance as of 11/30/2021:	\$ 82,745.22
Cluster Mailbox upgrade to be completed Spring 2022:	\$ (66,446.32)
Anticipated Capital fund balance after mailbox project:	\$ 16,298.90

Summary of Revenue/Accounts Receivables

Current Accounts Receivables as of 11/30/2021 (Excludes Late fees): \$ 3,540.00