

2021 Actual		Proposed 2021 Budget		2020 Actual	
Income		Income		Income	
Surplus from 2020	\$8,927.60			Surplus from 2019	\$6,440.67
HOA Assements - 2021	\$65,878.70	HOA Assesments	\$64,800.00	HOA Assesments - 2020	\$42,672.47
HOA Garbage Fee Income - 2021	\$1,200.00	HOA Garbage Fee Income	\$1,200.00	HOA Garbage Fee Income - 2020	\$1,200.00
HOA Late Fee 2021	\$375.00	HOA Late Fee 2021	\$0.00	HOA Late Fee 2020	\$525.00
Motorcoach Payment 2021	\$3,900.00	Motorcoach Payment 2021 (13)	\$3,900.00		
Lot Transfer Fee 2021	\$4,000.00		\$0.00	Lot Transfer Fee 2020	\$4,500.00
Shared Well Payments	\$200.00	Shared Well Payment	\$200.00	Shared Well Payment 2020	\$200.00
Lawn Service Income	\$6,510.00	Lawn Service Income	\$7,160.00	Lawn Service Income 2020	\$7,440.70
Owners Trimming	\$1,675.00	Owners Trimming			
Sale of Gate Clickers	\$25.00			Sale of Gate Clickers 2020	\$250.00
Shorty's Lawn Service (Mulch)	\$3,793.62			Shorty's Lawn Service (Mulch)	\$1,742.50
Insurance Refund	\$135.00			Amazon Refund 2020	\$34.28
New Building Impact Fee	\$7,500.00				
Transfer from Reserve Account	\$38,431.12			Pond Guy Refund	\$25.00
Blue Ridge Energy Refund	\$37.39			Treadmill	\$750.00
Store Refunds	\$420.60			Pool Settlement	\$50,000.00
Total Received	\$143,009.03		\$77,260.00		\$115,780.62
Expenses		Expenses		Expenses	

Donations	\$575.00	Donations	\$500.00	Donations	\$425.00
Community Decorations	\$347.43	Community Decorations	\$350.00	Community Decorations	\$205.95
Community Gatherings	\$5.28	Community Gatherings	\$250.00	Community Gatherings	\$0.00
Office Supplies	\$636.12	Office Supplies	\$750.00	Office Supplies	\$1,684.77
Web Site & Domain Name	\$211.04	Web Site & Domain Name	\$220.00	Web Site & Domain Name	\$211.04
Microsoft Office	\$74.71	Micrsoft Office	\$75.00	Microsoft Office	\$74.71
Pool Maintenance	\$6,105.58	Pool Maintenance	\$3,000.00		
Pool Supplies	\$1,786.06	Pool Supplies	\$1,520.00		
Pool Future Needs	\$106.99	Pool Future Needs	\$1,500.00		
Pool Permit	\$150.00	Pool Permit	\$150.00		
Pool Building Permits	\$422.95				
Pool Building	\$52,351.44				
Pond Maintenance	\$1,632.47	Pond Maintenance	\$1,250.00	Pond Maintenance	\$1,827.84
Maintenance Grounds	\$1,443.60	Maintenance Grounds	\$1,000.00	Maintenance Grounds	\$1,543.11
Mulch	\$5,418.78				
Maintenance Roads	\$2,394.81	Maintenance Roads	\$2,000.00	Maintenance Roads	\$885.00
Maintenance Outside Contract	\$2,109.02	Maintenance Outside Contract	\$3,500.00	Maintenance Outside Contract	\$3,718.78
Road Repairs	\$6,169.00	Road Repair	\$5,000.00	Road Repairs	\$5,930.50
Owners Refund	\$900.00			Fuel	\$163.10
Snow Removal		Snow Removal	\$400.00	Snow Removal	\$0.00
Tractor Lease	\$1,300.00				

Shorty's Lawn Service (Com)	\$18,830.00	Shorty's Lawn Service	\$18,830.00	Shorty's Lawn Service	\$17,108.00
Owners Lawn Service Payments	\$6,510.00	Owners Lawn Service Payments	\$7,160.00	Owners Lawn Service Payments	\$6,975.00
Owners Trimming Payments	\$2,275.00				
Pest Control Maintenance	\$300.00	Pest Control Maintenance		Pest Control Maintenance	\$300.00
Staining & Painting		Staining & Painting	\$3,800.00	Staining & Painting	\$0.00
Garbage	\$900.00	Garbage	\$900.00	Garbage	\$825.00
Phone	\$1,083.28	Phone	\$1,000.00	Phone	\$449.49
Utilities	\$9,943.12	Utilities	\$10,000.00	Utilities	\$6,208.76
Propane Gas	\$2,995.33	Propane Gas	\$4,000.00		\$0.00
Insurane	\$2,859.00	Insurance	\$2,600.00	Insurance	\$1,916.00
Property Taxes	\$1,075.24	Property Taxes	\$2,600.00	Property Taxes	\$1,050.26
State Frachise Tax		State Franchise Tax	\$200.00	State Franchise Tax	\$200.00
<i>Professinal Fees</i>					
Accounting	\$567.30	Accounting	\$500.00	Accounting	\$240.00
Legal Fees	\$800.00	Legal Fees	\$500.00	Legal Fees	\$1,230.00
H&R Block Taxes		H&R Block Taxes	\$300.00	H&R Block Taxes	\$300.00
Reserve	\$8,927.60	Reserve	\$2,000.00	Transfer to Reserve Account	\$50,000.00
				Memorial Plaque	\$138.72
				Owners Lawn Maint. Refund	\$405.00
				Purchased Mulch/Shorty	\$1,769.50
				Fitness Center	\$1,067.49

Total Expenses	\$141,206.15	Total Expenses	\$75,855.00	Total Expenses	\$106,853.02
Net Income YTD	\$1,802.88	Net Income YTD	\$955.00	Net Income YTD	\$8,927.60
RESERVE ACCOUNT ACTUAL		RESERVE ACCOUNT 2021		RESERVE ACCOUNT 2020	
1/1/2022	\$20,500.37				\$50,000.04
Reconciled Reserve Account on 5/25/2022					