

Ordinary Income/Expense	
Income	
Finance Charges	500.00 [Finance charges associated with delinquent dues]
HOA Dues	40,510.00 [Estimate 90% of 437 members paying dues at \$103/yr]
Late Charges	800.00 [Late Charges associated with delinquent dues]
Legal Fees	0.00 [Legal fees associated with delinquent dues]
Lien Fees	1,000.00 [Lien filing fees associated with delinquent dues]
Total Income	<u>42,810.00</u>
Expense	
Bad Debt	0.00 [HOA Dues lost in foreclosure]
Bank Charges	20.00 [Hard copy statements, misc.]
Charitable Contributions	100.00 [Contribution NACOK (Offers free HOA related seminars)]
Filing Fees	
Lien Filing Fees	
Lien Filing/Release Fees	1,800.00 [Administrative cost to file & county charge to release liens]
Lien Filing Fees	
Total Lien Filing Fees	<u>1,800.00</u>
County Filing Fees	
Total Filing Fees	<u>1,800.00</u>
Insurance	
Property Insurance	1,916.00 [Insurance on property (playgrounds, pavilion, fence)]
Directors & Officers Insurance	1,772.00 [Liability insurance for Directors and Officers]
Liability Insurance	2,900.00 [Liability insurance for HOA property and structures]
Total Insurance	6,588.00
Maintenance	
Monthly Lawn Maintenance	16,800.00 [Annual mowing/irrigating all common areas]
Pond Maintenance	2,700.00 [Annual managing the pond water quality]
Tree and Debris Maintenance	500.00 [Annual tree/debris maintenance in all common areas]
Total Maintenance	<u>20,000.00</u>
Management Fee	4,848.00 [Annual fee for bookkeeping and Registered Agent duties]
Office Supplies	500.00 [Web development/hosting, yard signs, entry lights, misc]
Postage and Printing	1,000.00 [Community mailing, presorting, metering, and printing]
Professional Fees	
Accounting	150.00 [CPA services for tax purposes]
Legal	500.00 [Legal expenses (liens, foreclosures, & small claims)]
Total Professional Fees	<u>650.00</u>
Repairs	
Common Area Lawns	1,000.00 [Plantings/cuttings outside of Lawn Maintenance Contract]
Fence Repair	1,000.00 [Fence repair and replacement along SW 134th]
Irrigation Repairs	500.00 [Irrigation repairs outside of Lawn Maintenance Contract]
Playground Repairs	500.00 [Playground repairs (Swings, panels, mulch, retaining wall)]
Total Repairs	<u>3,000.00</u>
Special Events	250.00
Taxes	18.00 [Cleveland County Treasurer]
Utilities	
Electric	1,250.00 [Street lights, irrigation, fountain]
Water	2,050.00 [Entryways, frontage, SW 134th Street]
Total Utilities	<u>3,300.00</u>
Total Expense	<u>42,074.00</u>
Net Income	<u><u>736.00</u></u>