Villas at C	otton Ranch HOA						
		Proposed	Actual	2020		Proposed	
		2020	12/1/2020	differences		2021	approved by board 1/8/21
Operating Revenues						3br - 275 (48)	1 1
	Assessments and fees	180,210.00	189,232.72			2br - 240 (18)	
	Interest Earned in 2020 on Savings		1.55			1 1 2 (2)	
TOTAL INC	-	180,210.00	189,234.27	9,024.27		210,240.00	
Operating	Expenses	·	-				
	Accounting	5,000	\$737.50	(\$4,262.50)		5,000	
	Association meetings	1,000	\$569.22	(\$430.78)		750	
	Bank fees & Merchant deposit	800	\$1,717.89	\$917.89	merchant deposit fees/Intuit	2,220	merchant deposit fees/Intuit & bank charges
	Dued & Subscriptions		\$38.00	\$38.00	HOA License (was carried in office expense for 2020)	50	HOA License & SOS annual report
	Contingency (Misc)	12,000	\$12,378.27	\$378.27	rocks	13,000	·
	General maintenance	28,500	\$27,167.04	(\$1,332.96)	staining 18 units, stucco painting 6 units & sealing of driveways	32,000	stain 18units, stucco 5units, 19 driveways, pond
	Insurance	3,100	\$4,667.00	\$1,567.00	liabilty, Director Liability, Fidelity/Crime	2,900	liabilty, Director Liability, Fidelity/Crime
	Landscape maintenance	56,000	\$52,472.00	(\$3,528.00)		68,000	see below
	Management fee	0	\$0.00	\$0.00		0	
	Office Expense	500	\$139.56	(\$360.44)		200	
	Other General and Admin Expense - PC	70	\$64.00	(\$6.00)	PO box fee	230	PO Box & Zoom
	Snow removal	20,000	\$19,360.00	(\$640.00)		22,130	16 storms
	Utilities - Electricity	300	\$0.00	(\$300.00)		600	
	Utilities - Water	13,000	\$6,098.21	(\$6,901.79)		12,000	
	Website	170	\$180.85	\$10.85		190	website
	Reserves - Painting/Maint	39,770	\$39,770.00	\$0.00	we will contribute an additional \$23,874.73 to Reserves	50,970	reserves
TOTAL EXP	ENSES	180,210	\$165,359.54	(\$14,850.46)		210,240	
				\$23,874.73	Under Budget		
						Staining: 10-28 (10) & 74-88 Lynx (8) (20K)	
						Stucco - 62-74BB (\$3600)	
						drivways - 82-92 Lynx, 10-34 Lynx(\$3800)	
						Pond - \$2100	
						Misc - \$2500	
						\$49,030.00	base price
						\$5,000.00	bark mulch
						\$5,000.00	irrigation repairs
						\$1,700.00	tree spraying 2 times
<u> </u>						\$1,700.00	tree fertiler 2 times
· · · · · · · · · · · · · · · · · · ·						\$5,500.00	misc
						\$67,930.00	