

DRAFT: 10/15/2021

HARVEST RUN HOMEOWNERS ASSOCIATION
STATEMENT OF ASSOCIATION INCOME & EXPENSES
BUDGET FOR THE YEAR ENDING DECEMBER 31, 2022

	2020 ACTUAL	JULY CURRENT Y.T.D.	2021 PROJECTED	2021 BUDGET	VARIANCE	PROPOSED 2022 BUDGET
INCOME:						
HOMEOWNER ASSESSMENTS	23,230.00	23,230.00	23,230.00	23,230.00	0.00	29,037.00
LATE CHARGE ASSESSMENTS	340.00	250.00	250.00	300.00	(50.00)	0.00
TRANSFER IN WETLAND FUND	4,325.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	2.50	2.31	4.00	5.00	(1.00)	0.00
PRIOR YR'S EQUITY	0.00	0.00	0.00	912.00	(912.00)	6,185.00
TOTAL INCOME	27,897.50	23,482.31	23,484.00	24,447.00	(963.00)	35,222.00
OPERATING EXPENSES:						
 GROUNDS MAINTENANCE:						
LANDSCAPE MAINTENANCE	6,440.00	3,220.00	6,440.00	6,440.00	0.00	6,440.00
LANDSCAPE IMPROVEMENTS	600.00	0.00	477.00	477.00	0.00	600.00
WETLAND MAINTENANCE	4,325.00	1,330.00	3,000.00	0.00	3,000.00	8,787.00
TREE MAINTENANCE	1,975.00	720.00	750.00	750.00	0.00	2,000.00
ELECTRIC	250.81	167.03	270.00	270.00	0.00	290.00
WETLAND FUND CONTRIBUTION	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
TOTAL GROUNDS MAINTENANCE	13,590.81	5,437.03	10,937.00	10,937.00	0.00	21,117.00
ADMINISTRATIVE:						
MANAGEMENT FEES	8,940.00	5,215.00	8,940.00	8,940.00	0.00	9,120.00
INSURANCE	3,066.73	2,088.68	3,100.00	3,100.00	0.00	3,500.00
LEGAL FEES	78.75	0.00	0.00	0.00	0.00	0.00
MISC. ADM COSTS - ASSN.	1,460.09	293.54	1,000.00	1,000.00	0.00	1,000.00
WEBSITE	134.83	135.51	135.50	120.00	15.50	135.00
ACCTG FEES / TAX PREP	350.00	350.00	350.00	350.00	0.00	350.00
BAD DEBT EXPENSE	2,120.83	0.00	0.00	0.00	0.00	0.00
TOTAL ADMINISTRATIVE	16,151.23	8,082.73	13,525.50	13,510.00	15.50	14,105.00

	2020 ACTUAL	JULY CURRENT Y.T.D.	2021 PROJECTED	2021 BUDGET	VARIANCE	PROPOSED 2022 BUDGET
REBILLED CHARGES:						
REBILLED INCOME	(373.80)	(266.96)	(267.00)	0.00	(267.00)	0.00
REBILLED EXPENSE	373.80	220.00	267.00	0.00	267.00	0.00
TOTAL REBILLED CHARGES	0.00	(46.96)	0.00	0.00	0.00	0.00
TOTAL EXPENSES	29,742.04	13,472.80	24,462.50	24,447.00	15.50	35,222.00
NET INCOME/(LOSS)	(\$1,844.54)	\$10,009.51	(\$978.50)	\$0.00	(\$978.50)	\$0.00

	2021 ASSESSMENT	PROPOSED 2022 ASSESSMENT	PROPOSED DOLLAR INCREASE	PROPOSED PERCENT INCREASE
Annual Assessment per Unit	230.00	264.50	34.50	15.0%