

**Springs at Greenleaf Trails  
2021 Budget Forecast**

	<u>January - December 2021</u>
2020 - 2021 HOA Dues	\$ 187,300.00
<b>TOTAL POTENTIAL REVENUE</b>	<b>\$ 187,300.00</b>
<b>EXPENSES</b>	
Management Fees Expense	\$ 5,700.00
HOA Dues Contribution (Greenleaf Trails)	\$ 15,900.00
Insurance Expense	
Liability Insurance Expense	\$ 5,462.00
Total Insurance Expense	\$ 5,462.00
Legal and Other Professional Fees	
CPA Accounting Fees	\$ 150.00
Legal Fees	\$ 374.00
Total Legal and Other Professional Fees	\$ 524.00
Repairs & Maintenance Expense	
Gate Expenses	\$ 312.00
Telephone Services ( <b>Entrance Gate</b> )	\$ 570.00
Fence Repairs	\$ 500.00
Annual Lawn Maintenance	\$ 123,700.00
<b>Street Allocation</b>	<b>\$ 15,925.00</b>
Total Repairs & Maintenance Expense	\$ 141,007.00
Taxes Expense	
Property Taxes	\$ 2,459.00
Total Taxes Expense	\$ 2,459.00
Utilities Expense	
Water & Sewer	\$ 1,403.26
Electric	\$ 2,146.09
Total Utilities Expense	\$ 3,549.35
Club House Expenses	
Gas (Clubhouse)	\$ 584.54
Pool Maintenance	\$ 6,500.00
Club House/Pool Repairs & Maintenance	\$ 500.00
Clubhouse Property Tax	\$ 153.75
Exercise Equipment Maintenance	\$ 480.00
Clubhouse Electric	\$ 2,080.55
Clubhouse Internet/TV/Phone	\$ 4,764.00
Clubhouse Alarm Monitoring	\$ 1,500.00
Clubhouse Cleaning	\$ 4,500.00
Total Club House Expenses	\$ 21,062.84
Office Expenses	
Supplies	\$ 120.04
Postage	\$ 300.00
Total Office Expense	\$ 420.04
Other Expense	
Bank Fees	\$ 25.00
Website Expenses	\$ 500.00
HOA Signage	\$ 50.00
Total Other Expense	\$ 575.00
<b>TOTAL EXPENSE</b>	<b>\$ 196,659.23</b>
<b>NET INCOME</b>	<b>\$ (9,359.23)</b>

**NOTES:**

This budget is a soft prediction of potential revenue and expected expenses for 2021.

The Springs at Greenleaf Trails HOA bank balance as of 12/31/2020 is \$87,053.81 (2021 Prepays are included in the 12/31/2020 bank balance)

**Street allocation amount included in bank balance as of 12/31/2020 \$62,825.00**