

TANOVA AT ELK MEADOW MASTER HOA
 EIN 84-1269920
 BUDGET OF REVENUE AND EXPENSES

	2015 1/1-12/31		2016 1/1-12/31		2017 1/1-12/31		2018 1/1-12/31		2019 1/1-12/31	
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
REVENUE										
HOA DUES	19,125	19,125	9,563	9,900	19,125	19,238	19,125	19,350	19,350	
PENALTIES/INTEREST	0	25	0	0	0	25	0	0	0	
STATUS LETTERS FEES	0	0	0	0	0	0	0	0	0	
BANK INTEREST	0	38	0	36	0	0	0	25	0	
TOTAL REVENUE	19,125	19,188	9,563	9,936	19,125	19,263	19,125	19,375	19,350	
EXPENSES										
SNOW REMOVAL	6,000	8,175	5,500	5,045	5,500	3,235	5,500	1,365	6,000	
BANK FEES	75	42	75	44	75	48	75	48	50	
LEGAL SERVICES	500	0	500	0	500	0	500	0	500	
LANDSCAPING/TREE/WEED MAINT.	1,500	4,823	2,500	2,634	2,500	5,674	1,500	1,878	2,000	
MISC, REPAIR, MAINT., CLEANUP	1,000	1,607	1,000	(32)	1,000	1,718	1,000	463	1,000	
ENTERTAINMENT/PICNIC/ANNUAL MTG	800	709	800	169	800	144	500	205	500	
INSURANCE	388	388	388	388	388	388	388	388	388	
UTILITIES	700	714	700	828	700	552	700	684	700	
SUPPLIES/COPIES/POSTAGE/DUES	300	250	300	189	300	191	200	170	200	
ROAD REPAIRS	2,000	0	2,000	0	0	0	0	3,273	0	
WELCOME BASKET	400	47	400	231	400	271	400	247	400	
TAX PREPARATION FEES	200	0	200	0	0	490	0	0	0	
ACCOUNTING FEES	2,000	1,595	2,000	1,080	2,000	640	1,500	1,565	1,500	
PROPERTY TAXES	0	0	0	0	0	0	0	0	0	
WEBSITE EXPENSE	300	193	300	831	100	0	250	216	250	
COMMUNITY ORGANIZATIONS	25	0	25	0	25	0	25	0	25	
CAPITAL RESERVE FUND							4,587		3,837	
INCOME TAXES PAID	0	0	0	0	0	0	0	0	0	
BOARD PROJECTS										
FRONT ENTERANCE - SOUTH SIDE	-	-	-	-	-	-	1,000	-	0	
THINNING OF OPEN SPACE TREES	2,000	1,000	1,000	-	1,000	-	1,000	-	2,000	
TOTAL EXPENSES	18,188	19,543	17,688	11,407	15,288	13,351	19,125	10,502	19,350	0
Revenues less Expenses	937	(355)	(8,126)	(1,471)	3,837	5,912	-	8,873	0	0
Transfers to Escrows	-	-	-	-	-	-	-	-	0	0
Net Cash	937	(355)	(8,126)	(1,471)	3,837	5,912	-	8,873	0	0

(1)

Comments on Budgets

(1) 2016 recognized 6 months of revenue to allow for moving budgetary fiscal year to match tax year (Jan-Dec).

* All budget deficits will be funded using capital reserve accounts and all budget surpluses will be reclassified as capital reserves. Capital reserves consist of all accounts held in total by Tanoa at Elk Meadow HOA. These reserves will be used for unexpected and unbudgeted expenses and other budget overages as determined by THOA Board of Directors .