

**Autumn Lake HOA  
Budget 2021  
with Loan and Dues Increase**

	2020 BUDGET	2021 BUDGET	%	Ind.	VARIANCE	REVIEW COMMENTS	
<b>INCOME</b>							
ASSESSMENT INCOME - OWNERS	100,800	110,880	100.00%	\$	660.00	10,080	Assessments \$660.00 per year, 168 Homeowners
OWNER INTEREST INCOME	0	0				0	
FINES	0	0				0	
POOL KEY INCOME	0	0				0	
<b>TOTAL INCOME</b>	<b>100,800</b>	<b>110,880</b>		<b>\$</b>	<b>660.00</b>	<b>10,080</b>	
<b>EXPENSES</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
MANAGEMENT FEES	11,124	11,458	10.33%	\$	45.47	334	
TAX PREPARATION FEE	325	350	0.32%	\$	1.39	25	
RESERVE STUDY	0	0	0.00%	\$	-	0	Completed in 2013
LEGAL FEES	6,000	7,500	6.76%	\$	29.76	1,500	
BANK CHARGES	180	180	0.16%	\$	0.71	0	
POSTAGE & MAIL	2,000	2,000	1.80%	\$	7.94	0	
PRINTING & REPRODUCTION	2,000	2,000	1.80%	\$	7.94	0	
OFFICE SUPPLIES	2,000	2,000	1.80%	\$	7.94	0	
WEBSITE HOSTING	100	100	0.09%	\$	0.40	0	3 Years paid in 2018
MISCELLANEOUS G&A	400	400	0.36%	\$	1.59	0	
SOCIAL ACTIVITIES	750	750	0.68%	\$	2.98	0	
SURVEILLANCE SERVICES	2,200	2,200	1.98%	\$	8.73	0	Pool key cards
<b>GENERAL &amp; ADMINISTRATIVE TOTAL</b>	<b>27,079</b>	<b>28,938</b>	<b>26.10%</b>	<b>\$</b>	<b>114.83</b>	<b>1,859</b>	
<b>TAXES &amp; INSURANCE</b>							
INSURANCE	6,500	8,000	7.22%	\$	31.75	1,500	Increased to include dam
TAXES & LICENSE	365	365	0.33%	\$	1.45	0	SOS Registration & Property tax adjustment
<b>TAXES &amp; INSURANCE TOTAL</b>	<b>6,865</b>	<b>8,365</b>	<b>7.54%</b>	<b>\$</b>	<b>33.19</b>	<b>1,500</b>	
<b>RECREATION AREA</b>							
POOL - OPERATIONS & MGMT	7,750	5,750	5.19%	\$	22.82	-2,000	
POOL - PERMIT	315	315	0.28%	\$	1.25	0	
POOL - REPAIRS	3,500	4,500	4.06%	\$	17.86	1,000	
POOLHOUSE REPAIRS	2,000	3,000	2.71%	\$	11.90	1,000	
TENNIS - REPAIRS & MAINTENANCE	11,000	1,000	0.90%	\$	3.97	-10,000	
<b>RECREATION AREA TOTAL</b>	<b>24,565</b>	<b>14,565</b>	<b>13.14%</b>	<b>\$</b>	<b>57.80</b>	<b>-10,000</b>	
<b>LANDSCAPING</b>							
LANDSCAPING - CONTRACT	16,000	17,000	15.33%	\$	67.46	1,000	First increase in 3 yrs.
LANDSCAPING - SEAS COLOR	2,800	3,000	2.71%	\$	11.90	200	Landscaping at front entrance
LANDSCAPING - PINESTRAW	1,600	1,600	1.44%	\$	6.35	0	
LANDSCAPING - GENERAL MAINTENANCE	10,000	13,000	11.72%	\$	51.59	3,000	Increased to include work on HOA property on upper Mainsail
<b>LANDSCAPING TOTAL</b>	<b>30,400</b>	<b>34,600</b>	<b>31.20%</b>	<b>\$</b>	<b>137.30</b>	<b>4,200</b>	
<b>UTILITIES</b>							
ELECTRICITY	1,700	1,700	1.53%	\$	6.75	0	
WATER	2,000	3,000	2.71%	\$	11.90	1,000	
PHONE	700	700	0.63%	\$	2.78	0	
<b>UTILITIES TOTAL</b>	<b>4,400</b>	<b>5,400</b>	<b>4.87%</b>	<b>\$</b>	<b>21.43</b>	<b>1,000</b>	
<b>MAINTENANCE &amp; SERVICES</b>							
TERMITE BOND	275	275	0.25%	\$	1.09	0	Sentricon System
PEST CONTROL	660	660	0.60%	\$	2.62	0	Extended Scope of service (Whole pool area, monuments)
<b>MAINTENANCE &amp; SERVICES TOTAL</b>	<b>935</b>	<b>935</b>	<b>0.84%</b>	<b>\$</b>	<b>3.71</b>	<b>0</b>	
<b>LAKE/DAM PROJECT LOAN PAYMENT</b>		<b>16,575</b>	<b>14.95%</b>	<b>\$</b>	<b>65.77</b>	<b>0</b>	Project to dredge a portion of lake and clean outlet and inlet
<b>TOTAL OPERATING EXPENSES</b>	<b>94,244</b>	<b>109,378</b>	<b>98.65%</b>	<b>\$</b>	<b>434.04</b>	<b>15,134</b>	
<b>NET OPERATING INCOME (LOSS)</b>	<b>6,556</b>	<b>1,502</b>	<b>1.35%</b>	<b>\$</b>	<b>5.96</b>	<b>-5,054</b>	
<b>CAPITAL RESERVES</b>							
TRANSFER TO RESERVES	6,556	1,502				-5,054	
INTEREST INCOME - RESERVE	-10	-10				0	
TRANSFER TO RESERVE - INTEREST	10	10				0	
<b>CAPITAL RESERVES TOTAL</b>	<b>6,556</b>	<b>1,502</b>				<b>-5,054</b>	
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>0</b>				<b>0</b>	