

**Courts & Ridges Homeowners Association**  
**Approved 2021 Operating Budget**

GL #	INCOME Assessments	2018 Actual	2019 Actual	2020 Budget	2020 Projected	Amount Over/(Under) Budget	Approved 2021 Budget	SF Per Unit Per Month	TH Per Unit Per Month
4101	Assessment Income SF	239,331	243,501	261,219	261,219	0	261,219	\$113.97	
4102	Assessment Income TH	313,148	332,933	352,822	352,822	0	352,822		\$133.04
4400	Late Fees Income	1,830	2,030	1,500	1,030	(470)	1,500	\$0.30	\$0.30
4404	Recaptured Legal Fees	1,639	4,293	0	1,534	1,534	0	\$0.00	\$0.00
4405	Declaration Violation Income	1,810	20	0	0	0	0	\$0.00	\$0.00
4410	NSF Income	40	50	0	40	40	0	\$0.00	\$0.00
4500	Interest Income	8,281	15,258	4,600	10,500	5,900	4,000	\$0.81	\$0.81
4501	Reserve Transfers	101,447	121,163	143,482	214,946	71,464	65,570	\$13.26	\$13.26
4600	Community Center Rental Income	1,730	2,078	1,000	678	(323)	500	\$0.10	\$0.10
4620	Pool Guest Pass Income	222	261	100	0	(100)	100	\$0.02	\$0.02
4720	Susan Leslie Rd Income	420	0	1,645	1,645	0	1,645	\$0.33	\$0.33
4760	Newsletter Advertising Income	0	0	0	0	0	0	\$0.00	\$0.00
4900	Unappropriated Members Equity	0	0	0	0	0	12,532	\$2.53	\$2.53
	<b>Total Income</b>	<b>669,897</b>	<b>721,587</b>	<b>766,368</b>	<b>844,413</b>	<b>78,045</b>	<b>699,888</b>	<b>\$131.33</b>	<b>\$150.40</b>
	<b>Reserve Deposits</b>								
9050	Capital Reserve Deposits	115,198	124,349	124,349	124,349	0	124,349	\$25.15	\$25.15
9100	Contingency Reserve Deposit	0	0	0	0	0	0	\$0.00	\$0.00
9180	Townhouse Reserve Deposit	32,000	42,608	42,607	42,607	0	42,607		\$16.07
9499	Interest on Reserves	8,232	15,185	4,600	10,429	5,829	3,500	\$0.71	\$0.71
	<b>Total Reserve Deposits</b>	<b>155,430</b>	<b>182,142</b>	<b>171,556</b>	<b>177,385</b>	<b>5,829</b>	<b>170,456</b>	<b>\$25.86</b>	<b>\$41.93</b>
	<b>Funds Available for Operations</b>	<b>514,467</b>	<b>539,446</b>	<b>594,812</b>	<b>667,028</b>	<b>72,216</b>	<b>529,432</b>	<b>\$105.47</b>	<b>\$108.48</b>
	<b>EXPENSES</b>								
	<b>Administrative</b>								
5100	Bad Debt Expense	0	2,906	3,000	3,000	0	3,000	\$0.61	\$0.61
5101	Bank Charges	60	80	100	100	0	100	\$0.02	\$0.02
5104	Website Maintenance	4,149	1,145	300	652	352	500	\$0.10	\$0.10
5110	Insurance	13,353	12,179	14,000	14,000	0	14,000	\$2.83	\$2.83
5125	General Office Expense	672	1,287	500	744	244	1,000	\$0.20	\$0.20
5127	Payment Coupons	69	528	850	850	0	850	\$0.17	\$0.17
5128	Postage Expense	1,901	2,566	2,300	2,300	0	2,300	\$0.47	\$0.47
5132	Printing & Reproduction	1,353	4,062	2,000	2,000	0	2,000	\$0.40	\$0.40
5137	Federal Income Taxes	-470	2,392	1,000	4,000	3,000	1,000	\$0.20	\$0.20
5138	State Income Taxes	-164	642	500	750	250	500	\$0.10	\$0.10
5142	Licenses and Permits	299	155	300	200	(100)	300	\$0.06	\$0.06
5199	Other Expenses	75	225	125	150	25	125	\$0.03	\$0.03
	<b>Administrative Sub-Total</b>	<b>21,297</b>	<b>28,166</b>	<b>24,975</b>	<b>28,746</b>	<b>3,771</b>	<b>25,675</b>	<b>\$5.19</b>	<b>\$5.19</b>
	<b>Common Area Grounds</b>								
6055	CAG Signs, Installation & Repairs	486	273	1,000	300	(700)	500	\$0.10	\$0.10
6070	CAG Pet Station Supplies	6,184	12,980	9,000	12,000	3,000	12,000	\$2.43	\$2.43
6125	CAG Grounds Maintenance Expense	68,915	76,966	80,694	80,694	0	81,423	\$16.47	\$16.47
6126	CAG Tree/Shrub Maintenance Expense	425	675	0	1,500	1,500	0	\$0.00	\$0.00
6127	CAG Additional Landscaping	13,510	6,296	1,000	2,400	1,400	8,000	\$1.62	\$1.62
6140	CAG Snow Removal	2,422	2,284	10,000	10,000	0	10,000	\$2.02	\$2.02
6160	CAG Street Light Repairs	9,157	4,784	3,000	3,000	0	3,000	\$0.61	\$0.61
6170	CAG Fence Installation & Repairs	0	0	3,000	0	(3,000)	3,000	\$0.61	\$0.61
6499	CAG Other Maintenance	2,326	466	1,500	1,500	0	1,500	\$0.30	\$0.30
	<b>Common Area Grounds Sub-Total</b>	<b>103,425</b>	<b>104,723</b>	<b>109,194</b>	<b>111,394</b>	<b>2,200</b>	<b>119,423</b>	<b>\$24.16</b>	<b>\$24.16</b>
	<b>Common Area Utility</b>								
5405	Common Area Electricity(street lights)	6,837	5,238	8,000	5,500	(2,500)	8,000	\$1.62	\$1.62
	<b>Common Area Utility Sub-Total</b>	<b>6,837</b>	<b>5,238</b>	<b>8,000</b>	<b>5,500</b>	<b>(2,500)</b>	<b>8,000</b>	<b>\$1.62</b>	<b>\$1.62</b>

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<b>Community Activities</b>									
5321	Social Event Expense	727	2,627	3,000	1,000	(2,000)	3,000	\$0.61	\$0.61
5335	Volunteer Appreciation	0	0	1,000	1,000	0	1,000	\$0.20	\$0.20
5399	Other Committee Expenses	0	0	100	0	(100)	100	\$0.02	\$0.02
<b>Community Activities Sub-Total</b>		<b>727</b>	<b>2,627</b>	<b>4,100</b>	<b>2,000</b>	<b>(2,100)</b>	<b>4,100</b>	<b>\$0.83</b>	<b>\$0.83</b>
<b>Pool &amp; Community Center</b>									
7020	Clubhouse Management/Security	440	360	500	60	(440)	500	\$0.10	\$0.10
7030	Clubhouse Cleaning	1,885	1,740	2,000	385	(1,615)	2,000	\$0.40	\$0.40
7042	Clubhouse Supplies	39	227	250	250	0	250	\$0.05	\$0.05
7043	Clubhouse Repairs	605	325	1,000	500	(500)	1,000	\$0.20	\$0.20
7052	Clubhouse Gas	941	612	900	600	(300)	900	\$0.18	\$0.18
7053	Clubhouse HVAC	147	0	560	100	(460)	560	\$0.11	\$0.11
7060	Clubhouse Backflow Inspection	0	195	150	195	45	150	\$0.03	\$0.03
7061	Clubhouse Pest Extermination	460	325	325	0	(325)	325	\$0.07	\$0.07
7071	Clubhouse Fire Safety Inspection	75	75	275	75	(200)	275	\$0.06	\$0.06
7500	Pool Management	54,000	53,000	70,000	31,500	(38,500)	69,000	\$13.96	\$13.96
7501	Pool Licenses & Permits	260	295	260	0	(260)	260	\$0.05	\$0.05
7510	Pool ID Cards & Supplies	0	74	500	0	(500)	500	\$0.10	\$0.10
7512	Pool Supplies	1,047	861	500	878	378	500	\$0.10	\$0.10
7520	Pool Repairs	4,910	8,520	7,000	1,944	(5,056)	7,000	\$1.42	\$1.42
7530	New Pool Equipment	0	2,891	500	0	(500)	500	\$0.10	\$0.10
7540	Pool Furniture Repairs	0	0	2,000	579	(1,421)	2,000	\$0.40	\$0.40
7550	Pool Lighting Repairs	0	0	1,800	0	(1,800)	1,800	\$0.36	\$0.36
7555	Pool Electrical Repairs	340	330	1,000	1,118	118	1,000	\$0.20	\$0.20
7556	Pool Plumbing repairs	3,608	176	2,100	540	(1,560)	2,100	\$0.42	\$0.42
7560	Pool Electricity	4,810	6,668	5,500	5,500	0	5,500	\$1.11	\$1.11
7561	Pool Telephone Expense	1,820	1,746	2,000	2,000	0	2,000	\$0.40	\$0.40
7562	Pool Water/Sewer Expense	3,640	3,341	3,500	3,000	(500)	3,500	\$0.71	\$0.71
7580	Pool Bathhouse Expense	350	624	1,000	850	(150)	1,000	\$0.20	\$0.20
<b>Pool Expense Sub-Total</b>		<b>79,377</b>	<b>82,384</b>	<b>103,620</b>	<b>50,073</b>	<b>(53,547)</b>	<b>102,620</b>	<b>\$20.76</b>	<b>\$20.76</b>
<b>Professional</b>									
5200	Audit & Tax Preparation	400	7,200	2,900	2,700	(200)	2,700	\$0.55	\$0.55
5210	Community Management Fees	66,744	69,895	70,106	70,106	0	71,700	\$14.50	\$14.50
	Compliance Review Inspector		0	5,000	5,000		5,000	\$1.01	\$1.01
5220	Legal Expense - Collections	11,151	9,498	5,000	5,000	0	5,000	\$1.01	\$1.01
5221	Legal Expense - General	4,127	6,471	4,000	2,500	(1,500)	4,000	\$0.81	\$0.81
<b>Professional Sub-Total</b>		<b>82,422</b>	<b>93,065</b>	<b>88,489</b>	<b>85,306</b>	<b>(3,183)</b>	<b>88,400</b>	<b>\$17.88</b>	<b>\$17.88</b>
<b>Recreation Maintenance</b>									
8000	Recreational Area Maintenance	8,665	100	500	2,738	2,238	500	\$0.10	\$0.10
8030	Playground Equipment Repairs	2,702	3,481	1,500	2,939	1,439	1,500	\$0.30	\$0.30
8050	Tennis Court Maintenance	0	0	1,500	0	(1,500)	1,500	\$0.30	\$0.30
<b>Recreation Maintenance Sub-Total</b>		<b>11,367</b>	<b>3,581</b>	<b>3,500</b>	<b>5,677</b>	<b>2,177</b>	<b>3,500</b>	<b>\$0.71</b>	<b>\$0.71</b>

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<b>Reserve Expenditures</b>									
9550	Capital Reserve Expenditures	98,490	45,556	143,482	208,048	64,566	65,570	\$13.26	\$13.26
9560	CA Building Improvements			0	0	0	0	\$0.00	\$0.00
9590	Clubhouse Building Repairs			0	0	0	0	\$0.00	\$0.00
9610	CA Electrical Repairs			0	0	0	0	\$0.00	\$0.00
9680	Townhouse Reserve Expenditures		75,607	0	6,898	6,898	0	\$0.00	\$0.00
9790	Pool Reserve Expenditures			0	0	0	0	\$0.00	\$0.00
9800	Pool Equipment			0	0	0	0	\$0.00	\$0.00
9801	Pool Repairs			0	0	0	0	\$0.00	\$0.00
9805	Pool Equipment			0	0	0	0	\$0.00	\$0.00
9865	RM Tennis Court Maintenance			0	0	0	0	\$0.00	\$0.00
9910	Asphalt Trail Repair			0	0	0	0	\$0.00	\$0.00
9999	Bank Fees on Reserves	25	0						
<b>Reserve Expenditures Sub-Total</b>		<b>98,515</b>	<b>121,163</b>	<b>143,482</b>	<b>214,946</b>	<b>71,464</b>	<b>65,570</b>	<b>\$13.26</b>	<b>\$13.26</b>
<b>Single Family Expense</b>									
8645	SF Trash Removal	48,595	44,294	47,038	47,038	0	48,449	\$21.14	
<b>Single Family Expense Sub-Total</b>		<b>48,595</b>	<b>44,294</b>	<b>47,038</b>	<b>47,038</b>	<b>0</b>	<b>48,449</b>	<b>\$21.14</b>	<b>\$0.00</b>
<b>Townhouse Expense</b>									
8540	TH Snow Removal	9,687	10,696	19,805	19,805	0	19,805		\$7.47
8545	TH Trash Removal	40,394	39,899	42,612	42,612	0	43,890		\$16.55
<b>Townhouse Expense Sub-Total</b>		<b>50,082</b>	<b>50,596</b>	<b>62,417</b>	<b>62,417</b>	<b>0</b>	<b>63,695</b>	<b>\$0.00</b>	<b>\$24.02</b>
<b>TOTAL EXPENSES</b>		<b>502,643</b>	<b>535,837</b>	<b>594,815</b>	<b>613,098</b>	<b>18,283</b>	<b>529,433</b>	<b>\$105.54</b>	<b>\$108.42</b>
<b>AVAILABLE OPERATING INCOME</b>		<b>514,467</b>	<b>539,446</b>	<b>594,812</b>	<b>667,028</b>	<b>72,216</b>	<b>529,432</b>	<b>\$105.47</b>	<b>\$108.48</b>
<b>EXCESS INCOME/(SHORTFALL)</b>		<b>11,824</b>	<b>3,609</b>	<b>(3)</b>	<b>53,930</b>	<b>53,933</b>	<b>(0)</b>	<b>-\$0.07</b>	<b>\$0.06</b>

### CAPITAL AND TOWNHOUSE RESERVE BALANCE INFORMATION

Projected Capital Reserve Balance as of December 31, 2020 in Study prepared by Miller Dodson  
 Estimated Capital Reserve Fund Balance as December 31, 2020

\$452,220.00  
 \$666,765.76

Note: The Projected Reserve Fund balance at 12/31/2020 may vary from Estimated balance at 12/31/2020, as certain components may have been replaced prior to the anticipated schedule, certain components may have exceeded their estimated useful life expectancy or actual reserve projects performed since the Stud was conducted could have cost more or less than projected in the Study.