

	Actual Jan-Dec 16 2021	2021 Budget	2022 Budget	
Income				
Operating Assessment	84,846.08	80,090.00	101,679.00	See allocation on page 2
Prior Year Budget Surplus		0.00	0.00	Moved Excess to Reserves
Individual Assessment (Vacant)	1,400.00	1,400.00	1,400.00	\$350/qtr from developer for vacant lots
Total Income	86,246.08	81,490.00	103,079.00	
Gross Profit	86,246.08	81,490.00	103,079.00	
Expense				
Administrative Expense				
Accounting-Tax Preparation	0.00	400.00	400.00	
Administration Fee	0.00	0.00	0.00	
Association Expense	0.00	0.00	0.00	
Bank Charges	0.00	0.00	0.00	
DORA & CO Annual Registrations	10.00	0.00	0.00	Annual Corp Report & DORA Reg.
Insurance Policies				
Commercial Businessowner Policy	11,089.48			
Commercial Umbrella Policy	522.47			
Workers Comp Policy	352.00			
Insurance Policies - All	0.00	14,000.00	16,000.00	Estimate for Bldgs 2 & 5
Total Insurance Policies	11,963.95	14,000.00	16,000.00	
Management Fee	9,840.00	10,080.00	14,400.00	
Property Management Fees	0.00			
Misc Administrative Costs	10.00	150.00	50.00	
Total Administrative Expense	21,813.95	24,630.00	30,850.00	
Maintenance Expense				
Building Maintenance	1,520.00	3,000.00	3,000.00	
Building Staining	12,865.00	16,000.00	16,000.00	
Deck Staining	965.00	3,000.00	3,000.00	
Irrigation	1,927.15	2,000.00	3,000.00	
Landscaping	19,869.49	25,000.00	27,000.00	
Snow Removal	1,570.00	2,500.00	2,500.00	
Supplies	0.00	20.00	20.00	
Tree Spraying	0.00	1,000.00	1,000.00	
Weed Control	0.00	200.00	200.00	
Window Washing	2,660.00	3,000.00	4,000.00	
Total Maintenance Expense	41,376.64	55,720.00	59,720.00	
Utility Expense				
Electric	145.35	150.00	150.00	
Irrigation Water	900.00	990.00	1,200.00	
Total Utility Expense	1,045.35	1,140.00	1,350.00	
Inflation Adjustment to 2022 Expenses			11,159.00	
Total Expenses	64,235.94	81,490.00	103,079.00	
Net Ordinary Income	22,010.14	0.00	0.00	
Other Income				
Capital Reserves Assessment	31,781.64	30,000.00	40,000.00	
Interest Income	14.23	0.00	0.00	
Total Other Income	31,795.87	30,000.00	40,000.00	
Net Income	53,806.01			

DUES WORKSHEET			Operating Assessments			Reserve Assessments		
Units in Service - 2021	GarCo. Assessor (Heated Area Only) Square Footage	Percent of Total	Annual Regular Assessment	Quarterly Regular Assessment	(based on 2021 dues) Quarterly Operating Actuals for 2022	Annual Reserve \$40,000 Total	Quarterly Reserve \$40,000 Total	
3360 Crystal Bridge Drive/Doolittle, Lot 1a	2,964	6.172%	6,275.41	1,568.85	1,568.98	2,468.71	617.18	
3380 Crystal Bridge Drive/Covelli, Lot 1b	2,591	5.395%	5,485.69	1,371.42	1,371.53	2,158.04	539.51	
3400 Crystal Bridge Drive/ Lot 2a/ Schmidt (Mar 2022) Bldr SqFt	0	0.000%	0.00	0.00		0.00	0.00	
3420 Crystal Bridge Drive/ Lot 2b/ Finby (Mar 2022) Bldr SqFt	0	0.000%	0.00	0.00		0.00	0.00	
3440 Crystal Bridge Drive/Jyoti LLC, Lot 3a	3,131	6.520%	6,628.98	1,657.25	1,657.38	2,607.81	651.95	
3460 Crystal Bridge Drive/MBS Assoc, Lot 3b	2,722	5.668%	5,763.05	1,440.76	1,440.88	2,267.15	566.79	
3480 Crystal Bridge Drive/Beers-Barney, Lot 4a	3,165	6.590%	6,700.97	1,675.24	1,675.24	2,636.13	659.03	
3500 Crystal Bridge Drive/Kaufman, Lot 4b	2,752	5.730%	5,826.56	1,456.64	1,456.76	2,292.14	573.03	
3520 Crystal Bridge Drive/Callahan/Lot 5a (Dec 28) Bldr SqFt	2,549	5.308%	5,396.77	1,349.19	1,349.19	2,123.06	530.77	
3540 Crystal Bridge Drive/Grice-Sorenson Lot 5b (Jan) Bldr SqFt	2,549	5.308%	5,396.77	1,349.19	1,349.19	2,123.06	530.77	
3560 Crystal Bridge Drive/Eaglewings Partners. LLC								
3580 Crystal Bridge Drive/Eaglewings Partners. LLC								
3600 Crystal Bridge Drive/Eaglewings Partners. LLC								
3620 Crystal Bridge Drive/Eaglewings Partners. LLC								
3640 Crystal Bridge Drive/O'Keefe/Lot 8a (July) Bldr SqFt	2,549	5.308%	5,396.77	1,349.19	1,349.19	2,123.06	530.77	
3660 Crystal Bridge Drive/Tatge/Lot 8b (July) Bldr SqFt	2,549	5.308%	5,396.77	1,349.19	1,349.19	2,123.06	530.77	
3680 Crystal Bridge Drive/Abrams, 9a	2,330	4.852%	4,933.10	1,233.27	1,233.27	1,940.66	485.16	
3700 Crystal Bridge Drive/Bryant, Lot 9b	2,330	4.852%	4,933.10	1,233.27	1,233.27	1,940.66	485.16	
3720 Crystal Bridge Drive/Eaglewing, Lot 10a	2,636	5.489%	5,580.96	1,395.24	1,395.24	2,195.52	548.88	
3740 Crystal Bridge Drive/Rice One, Lot 10b	2,471	5.145%	5,231.63	1,307.91	1,308.01	2,058.09	514.52	
3760 Crystal Bridge Drive/Hogg, Lot 11a	2,591	5.395%	5,485.69	1,371.42	1,371.53	2,158.04	539.51	
3780 Crystal Bridge Drive/Friedman, Lot 11b	2,591	5.395%	5,485.69	1,371.42	1,371.53	2,158.04	539.51	
3800 Crystal Bridge Drive/Lytle, Lot 12a	2,591	5.395%	5,485.69	1,371.42	1,371.53	2,158.04	539.51	
3820 Crystal Bridge Drive/ Hewett, Lot 12b	2,964	6.172%	6,275.41	1,568.85	1,568.98	2,468.71	617.18	
Total in Service Square Footage	48,025	100.000%	101,679.00	25,419.75	25,420.89	40,000.00	10,000.00	
					101,683.56			