

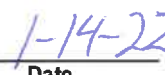


The Villages of Glen Creek Homeowners Association, Inc.
2022 Approved HOA Budget

	Units 797			Units 797			Units
	2021	2021	2021	2022	2022	2022	2021-2022
	Annual Approved	Quarterly Approved	Monthly Approved	Annual Approved	Quarterly Approved	Monthly Approved	Monthly Variance
Per Unit Assessment	\$857.96	\$214.49	\$71.50	\$900.00	\$225.00	\$75.00	\$3.50
Income							
Assessment Income	\$683,792.00	\$170,948.00	\$71.50	\$717,300.60	\$179,325.15	\$75.00	\$3.50
Total Income	\$683,792.00	\$170,948.00	\$71.50	\$717,300.60	\$179,325.15	\$75.00	\$3.50
Expenses							
Variable Costs							
Management Fee	\$62,166.00	\$15,541.50	\$6.50	\$62,166.00	\$15,541.50	\$6.50	\$0.00
Payment Coupons	\$4,782.00	\$1,195.50	\$0.50	\$4,782.00	\$1,195.50	\$0.50	\$0.00
Total Variable Cost	\$66,948.00	\$16,737.00	\$7.00	\$66,948.00	\$16,737.00	\$7.00	\$0.00
Fixed Costs							
AP Expense	\$240.00	\$60.00	\$0.03	\$240.00	\$60.00	\$0.03	\$0.00
Accounting Fees & Tax Prep	\$2,000.00	\$500.00	\$0.21	\$2,000.00	\$500.00	\$0.21	\$0.00
Insurance D&O	\$1,600.00	\$400.00	\$0.17	\$2,302.00	\$575.50	\$0.24	\$0.07
Insurance Fidelity Bond/Crime	\$650.00	\$162.50	\$0.07	\$650.00	\$162.50	\$0.07	\$0.00
Bad Debt	\$1,000.00	\$250.00	\$0.10	\$1,000.00	\$250.00	\$0.10	\$0.00
Mailings	\$6,000.00	\$1,500.00	\$0.63	\$4,180.00	\$1,045.00	\$0.44	(\$0.19)
Legal Fees	\$1,500.00	\$375.00	\$0.16	\$2,000.00	\$500.00	\$0.21	\$0.05
Website	\$960.00	\$240.00	\$0.10	\$960.00	\$240.00	\$0.10	\$0.00
Corporate Annual Report	\$62.00	\$15.50	\$0.01	\$62.00	\$15.50	\$0.01	\$0.00
Storage	\$300.00	\$75.00	\$0.03	\$300.00	\$75.00	\$0.03	\$0.00
Events	\$0.00	\$0.00	\$0.00	\$4,000.00	\$1,000.00	\$0.42	\$0.42
Total Fixed Cost	\$14,312.00	\$3,578.00	\$1.50	\$17,694.00	\$4,423.50	\$1.85	\$0.35
Telecommunications							
ULTRAFi (Internet+Cable)	\$602,532.00	\$150,633.00	\$63.00	\$632,658.60	\$158,164.65	\$66.15	\$3.15
Total Telecommunications	\$602,532.00	\$150,633.00	\$63.00	\$632,658.60	\$158,164.65	\$66.15	\$3.15
Total Expenses	\$683,792.00	\$170,948.00	\$71.50	\$717,300.60	\$179,325.15	\$75.00	\$3.50

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

Board Member Signature

Date