

**Cascades at Southern Hills
Approved 2021 Budget**

	Approved 2019	Approved 2020	2020 Year End Forecast	Approved 2021
INCOME				
6310 Assessment Income	\$384,053.00	\$403,091.88	\$356,033.73	\$446,400.00
6320 Capital Contribution	\$0.00	\$0.00	\$13,193.00	\$14,400.00
6330 Developer Contribution	\$0.00	\$0.00	\$77,636.39	\$25,200.00
6340 Late Fee Income	\$0.00	\$0.00	\$261.30	\$0.00
6345 NSF Fee Income	\$0.00	\$0.00	\$0.00	\$0.00
6355 Pool & Gate Key Income	\$0.00	\$0.00	\$60.00	\$0.00
6390 Misc Income/Clubhouse Rental	\$0.00	\$0.00	\$2,180.00	\$0.00
6915 Reserve Interest Income	\$0.00	\$0.00	\$75.48	\$0.00
TOTAL INCOME	\$384,053.00	\$403,091.88	\$449,439.90	\$486,000.00
EXPENSES				
Management & Administrative				
7010 Management Fees	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00
7020 CPA Review/Tax Prep	\$550.00	\$500.00	\$550.00	\$500.00
7160 Legal Fees	\$2,000.00	\$2,400.00	\$141.00	\$1,800.00
7260 FHA Certification	\$20.00	\$20.00	\$0.00	\$20.00
7280 Insurance	\$6,304.00	\$7,440.01	\$7,306.16	\$8,978.26
7290 Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00
7300 Administrative Expenses	\$2,000.00	\$3,300.00	\$2,206.69	\$2,400.00
7315 Website Maintenance	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
7500 Annual Corporate Report	\$62.00	\$75.00	\$61.25	\$75.00
7990 Bad Debt Expense	\$500.00		\$0.00	\$0.00
TOTAL MGMT/ADMIN	\$21,636.00	\$23,935.01	\$20,465.10	\$23,973.26
Utilities				
8910 Electricity - General	\$9,000.00	\$9,000.00	\$15,929.63	\$16,200.00
8915 Electricity - Entry	\$2,000.00	\$6,400.00	\$3,436.84	\$3,600.00
8920 Electricity - Streetlights	\$32,000.00	\$32,328.00	\$31,227.95	\$32,328.00
8930 Water & Sewer - Clubhouse	\$1,000.00	\$2,700.00	\$4,364.52	\$4,800.00
8935 Lift Station Repair/Backflow	\$325.00	\$120.00	\$230.00	\$240.00
8940 Gas - General			\$2,781.54	\$2,600.00
8950 Bulk Service Cable TV	\$68,970.00	\$71,280.00	\$68,084.16	\$86,304.00
TOTAL UTILITIES	\$113,295.00	\$121,828.00	\$126,054.64	\$146,072.00
General Expense				
9110 General Maintenance & Repairs	\$5,000.00	\$3,900.00	\$4,139.78	\$3,900.00
9115 Maintenance		\$6,380.00	\$0.00	\$0.00
9608 Sidewalk Repairs	\$3,000.00	\$5,400.00	\$0.00	\$0.00
9665 Fountain Contract	\$5,400.00	\$1,500.00	\$5,400.00	\$5,400.00
9667 Fountain Repairs	\$3,000.00	\$0.00	\$4,518.00	\$3,000.00
9675 Sign Entrance Maint.	\$500.00	\$600.00	\$0.00	\$0.00
TOTAL EXPENSE	\$16,900.00	\$17,780.00	\$14,057.78	\$12,300.00
Gate				
9200 Entry Gate Maint/Repair	\$1,000.00	\$1,200.00	\$1,667.50	\$1,500.00
9210 Gate Database Management	\$900.00	\$900.00	\$900.00	\$900.00
9220 Gate Telephone	\$1,300.00	\$1,320.00	\$2,156.20	\$2,400.00
TOTAL GATE	\$3,200.00	\$3,420.00	\$4,723.70	\$4,800.00
Ground Maintenance				
9600 Landscape Maintenance/Common	\$66,000.00	\$67,980.00	\$68,500.00	\$67,980.00
9605 Landscape Replacements	\$5,000.00	\$1,800.00	\$200.00	\$0.00
9615 Landscape Private (Home Site)	\$90,132.00	\$100,200.00	\$102,750.00	\$140,913.60
9620 Aquatics Maintenance/Contract	\$4,800.00	\$4,882.20	\$4,740.00	\$4,800.00
9622 Pond/Pump Repairs	\$1,500.00	\$3,000.00	\$0.00	\$0.00
9625 Mulch (Common & Home Sites)	\$14,000.00	\$9,600.00	\$12,000.00	\$12,000.00
9630 Entry Features Wall Maint	\$2,000.00	\$300.00	\$0.00	\$0.00
9650 Irrigation Repairs	\$20,000.00	\$24,000.00	\$44,392.00	\$35,478.48
9653 Drainage Ditch Maintenance	\$2,000.00	\$3,000.00	\$1,250.00	\$1,200.00
9655 Tree Trim/Maint.	\$1,000.00	\$600.00	\$750.00	\$600.00
TOTAL MAINT/REPAIRS	\$206,432.00	\$215,362.20	\$234,582.00	\$262,972.08

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<u>Amenity Expense</u>				
9120 Trash		\$0.00	\$0.00	\$0.00
9225 Telephone-Club		\$0.00	\$0.00	\$0.00
9320 Pool Service Contract	\$300.00	\$0.00	\$6,000.00	\$6,000.00
9321 Pool Repairs		\$0.00	\$935.51	\$500.00
9322 Pool Furniture/Repair		\$0.00	\$300.00	\$0.00
9560 Security Card Access		\$0.00	\$3,100.00	\$0.00
9565 Janitorial		\$0.00	\$5,280.00	\$5,760.00
9660 Amenity Center Cleaning & Supplies	\$1,000.00	\$0.00	\$2,265.80	\$500.00
9661 Activities Director - Part Time		\$0.00	\$1,350.85	\$0.00
9662 Amenity Center Events/Accessories		\$0.00	\$362.32	\$0.00
9663 Amenity Center Internet/wifi		\$0.00	\$684.00	\$696.00
9664 Amenity Center Maintenance/Repair		\$0.00	\$5,645.42	\$500.00
9666 Gym Equipment Maintenance/Repair		\$0.00	\$0.00	\$200.00
9670 Pest Control	\$1,500.00	\$0.00	\$1,005.00	\$960.00
TOTAL AMENITY	\$2,800.00	\$0.00	\$26,928.90	\$15,116.00
<u>Reserves</u>				
9905 Reserves Interest	\$0.00	\$0.00	\$81.84	
9915 Pooled Reserves	\$19,790.00	\$20,766.67	\$15,902.14	\$20,766.67
TOTAL RESERVES	\$19,790.00	\$20,766.67	\$15,983.98	\$20,766.67
TOTAL EXPENSES	\$384,053.00	\$403,091.88	\$442,796.10	\$486,000.00
Total Number of Units	121	127	111	135
ANNUAL ASSESSMENT AMOUNT	\$3,173.99	\$3,173.95	\$3,989.15	\$3,600.00
To Be Paid Monthly	\$264.50	\$264.50	\$332.43	\$300.00

Projected sales for 2021 24
Total Homes 111