

**The Crescent on Walden  
POA Budget  
2022**

	Budgeted 2022	Projected 12/31/21 Actual	Variance%	Variance %
<b>Revenues</b>				
Assessments	156,854	154,364	2,491	2%
Mowing	21,770	22,034	(264)	-1%
Other (Late Fees, Interest, Fines, Legal)	1,500	2,106	606	29%
<b>Total Revenue</b>	<b>180,124</b>	<b>178,504</b>	<b>2,833</b>	<b>2%</b>

Added several developer owned lots during 2021 that will pay dues to POA. Approximately \$7k in dues remaining to be admitted from developer to POA.

**Expenses**

Gate Maintenance	x	2,500	7,210	(4,710)	-65%
Management Company		17,280	17,509		
Community Events					
Holiday Movie Night		500	500	-	0%
Christmas Decorations		500	1,800	(1,300)	-72%
Easter Egg Hunt		500	-	(500)	100%
July 4th		1,000	134	866	646%
Halloween		250	250	-	0%
Grounds Maintenance	x	90,000	79,486	10,514	13%
Real Estate Taxes		2,800	2,800	-	0%
R&M	x	12,000	26,264	(14,264)	-54%
Special Projects	x	20,000	-	20,000	#DIV/0!
Security		2,500	1,000	1,500	150%
Utilities		10,250	10,254	(4)	0%
Insurance		9,000	8,700	300	3%
Postage		150	145	5	3%
Professional Fees - Accounting and Legal		500	1,427	(927)	-65%
Telephone/Internet		1,000	1,095	(95)	-9%
Conference/Meeting Space		500	500	-	0%
Website		1,600	1,689	(89)	-5%
<b>Total Expense</b>		<b>172,830</b>	<b>160,762</b>	<b>12,068</b>	<b>8%</b>

Exit gate repairs of \$2725 for operation, exit gate operator replacement of \$4800, key fobs \$1440/month

Exit gate (not operator) replacement, front asphalt track, pumps, camera

06/30 return plus stub period and one time start up fee to 12/31

<b>Net Operating Income</b>	<b>7,294</b>	<b>17,741</b>	<b>(9,235)</b>	<b>(0)</b>
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17,742

Depreciation Expense	173,187	173,187	-	-
<b>Net Income (Loss)</b>	<b>(165,893)</b>	<b>(155,446)</b>	<b>(9,235)</b>	<b>(0)</b>

Cash Balance 08/01/21	154,587
Less Construction Deposits	(41,000)
Net Cash Available 08/01/21	113,587
Projected Dec Expenses	(56,065)
Projected Cash Reserves 12/31/21	57,522
Projected Cash Reserves 12/31/22	64,817