

**Carriage Meadows TH Edge - Owners Association
Budget**

DESCRIPTION	2021 TH Budget
Monthly Dues per Home	120.00
Number of Homes	49
INCOME	
Owner Dues 2021 - 6 Months	\$ 35,280
Statement Fee Income	
Late Fees	
TOTAL INCOME	35,280
EXPENSES	
Utilities	
Electric for Irrigation timers	500
Water for landscaping	3,250
Maintenance	
Building Maintenance	-
Commercial Trash Service	2,700
Landscape Maintenance	2,950
Landscape improvements, rocks	300
Snow Removal	500
Management Fees	4,704
Filing Fees	100
Insurance - Property & Liability	18,000
Contingency	1,750
Transfer to Capital Reserve Funds	-
TOTAL EXPENSES	34,754
INCOME IN EXCESS OF EXPENDITURES	526
General Reserves - Beginning of Period	-
General Reserves - End of Period	526
Capital Reserves - Beginning of Year	-
Working Capital	49,000
Capital Reserve fees on sales of townhomes	-
Transfer to Capital Reserves from General Reserves	-
Capital Reserves - End of Year	49,000