

River Mist on the Holston
Proposed Budget for 2021

	<u># of Lots</u>	<u>Amt. Pd.</u>	<u>Total</u>
Annual Dues	98.00	300.00	29,400.00
Mowing	71.00	130.00	<u>9,230.00</u>
Total Dues and Mowing Costs Collected			38,630.00
Expenses			
Filing Fees - Annual Report		20.00	
Mowing & WeedEating -David & Michael Seals		7,125.00	
Entrance & Small Gardening		4,800.00	
Large Mowing		9,240.00	
Landscaping Detail at Boat Ramps		1,875.00	
Postage and Delivery		100.00	
Professional Fees - Legal		300.00	
- Accounting		450.00	
Imp. to Common Areas - Lot 75 Benches, Etc.		4,000.00	
Insurance		3,654.00	
Repairs - Irrigation System		100.00	
Office Supplies		100.00	
Taxes - Property		383.00	
- TN Franchise Tax		140.00	
Travel to HOA Meetings - 1 Board Member		460.00	
Utilities - Gas & Electric		3,300.00	
- Water		560.00	
Web Site Expenses		100.00	
Total Expenses			<u>36,707.00</u>
Net Income or (Deficit)			1,923.00

River Mist on the Holston HOA, Inc.
 Estimated Cash Position at 12/31/2020

Cash on Hand 9/30/2020			\$ 62,573.66
Expected Income - Oct. thru Dec. 2020:			
Total Expected Income			
Estimated Cash at 12/31/2020			\$ 62,573.66
Expected Expenses - Oct. thru Dec. 2020:			
Utilities (Electric & Water)			934.00
Grounds & Landscaping			5,425.00
Insurance			3,654.00
Office Supplies			60.00
Postage & Delivery			60.00
Property Taxes			383.00
HOA Travel Expenses			
Web Site Expenses			
Total Expected Expenses			\$ 10,516.00
Expected Bank Balance at 12/31/2020			\$ 52,057.66

Cash at 12/31/20	\$52,057.66
Est. 2021 Income	38,630.00
Less 2021 Expenses	<u>36,707.00</u>
Est. Cash at 12/31/21	<u>\$ 53,980.66</u>

**River Mist on the Holston HOA
Estimated Income and Expenses for 2020**

	September Thru	October thru December	Estimated End of December
Dues (98 Lots @ \$300)	29,400.00		29,400.00
Mowing Income (75 Lots @ \$120)	9,000.00		9,000.00
Late Fees Income	<u>55.00</u>		55.00
Total Income	38,455.00		38,455.00
Expenses:			
Bank Service Charges	14.64		
Filing Fees	20.00		
Grounds and Landscaping:			
Curbs and Weeding	2,225.00		2,225.00
Entrance Groundskeeping	1,900.00		1,200.00
Large Mowing	6,960.00		2,000.00
Tree Trimming or Removal	150.00		
Postage and Delivery	59.20		60.00
Professional Fees:			
Accounting	435.00		
Consulting	100.00		
Insurance:			
Tailored Protection Policy			
Umbrella Policy		1,306.00	
Culvert Repairs	61.00	2,348.00	
Light Repairs	511.16		
Office Supplies	72.42	60.00	
Taxes - Property		383.00	
Taxes - Tennessee Franchise Tax	139.00		
Travel to HOA Meetings			
Utilities:			
Electric	2,464.51	822.00	
Water	442.87	112.00	
Web Site Expenses	28.98		
Total Expenses	15,583.78	10,516.00	26,099.78
Net Income	22,871.22		12,355.22