

**River Mist on the Holston HOA
Estimated Income and Expenses for 2021**

	Thru September	October thru December	Est. End of December
Dues (98 Lots @ \$300)	29,400.00		29,400.00
Mowing Income (75 Lots @ \$130)	9,070.00		9,070.00
Late Fees Income	75.00		75.00
Total Income	<u>38,545.00</u>		<u>38,545.00</u>
Expenses:			
Bank Service Charges	-19.54		
Filing Fees	20.00		
Grounds and Landscaping:			
Boat Ramps/River Accesses	1,375.00	500.00	
Blvds/Curbs/Weedating	2,675.00	2,625.00	
Entrance & Small Gardening	750.00	-	
Large Mowing - Open Fields	6,910.00	5,880.00	
Mowing - House Locked Lots	3,825.00	400.00	
Storm or Seasonal Cleanup	150.00	300.00	
Tree/Bush-Trimming or Removal	2,000.00		
Penalties & Fines	15.17		
Postage and Delivery	446.00		
Professional Fees:			
Accounting	435.00	2,015.50	
Legal			
Insurance:			
Tailored Protection Policy			
Umbrella Policy		1,375.00	
Rep. & Maint. - Boat Ramps & Launches	7,272.00	2,348.00	
Office Supplies	69.91	12.04	
Taxes - Property		350.00	
Taxes - Tennessee Franchise Tax	174.00		
HOA Meetings Expenses	100.00	649.00	
Utilities:			
Electric	2,492.20	847.00	
Water	534.33	230.00	
Web Site Expenses	28.98	348.00	
Total Expenses	<u>29,253.05</u>	<u>17,879.54</u>	<u>47,132.59</u>
Net Income	9,291.95		<u>(8,587.59)</u>

River Mist on the Holston
Proposed Budget for 2022

	<u># of Lots</u>	<u>Amt. Pd.</u>	<u>Total</u>
Annual Dues	98.00	300.00	29,400.00
Mowing	60.00	220.00	<u>13,200.00</u>
Total Dues and Mowing Costs Collected			42,600.00
Expenses			
Filing Fees - Annual Report		20.00	
Grounds & Landscaping:			
Easements & WeedEating		5,200.00	
Entrance & Small Gardening		5,200.00	
Large Mowing - Vacant Lots		12,155.00	
Boat Ramps/River Accesses		1,625.00	
Storm or Debris Cleanup		300.00	
Tree/Bush Trimming or Removal		1,000.00	
Postage and Delivery		116.00	
Professional Fees - Legal		5,000.00	
- Accounting		450.00	
Insurance		3,750.00	
Repairs - Irrigation System		100.00	
Office Supplies		75.00	
Taxes - Property		350.00	
- TN Franchise Tax		140.00	
HOA Meeting Expenses		660.00	
Utilities - Gas & Electric		3,400.00	
- Water		812.00	
Web Site Expenses		377.00	
Total Expenses			<u>40,730.00</u>
Net Income or (Deficit)			1,870.00
Common Area Improvements		4,000.00	
Total Net Income or (Deficit)			(2,130.00)

River Mist on the Holston HOA, Inc.
 Estimated Cash Position at 12/31/2021

Cash on Hand 9/30/2021			\$ 57,052.52
Total Expected Income			
Estimated Cash at 12/31/2021			\$ 57,052.52
Expected Expenses - Oct. thru Dec. 2021:			
Utilities (Electric & Water)			1,077.00
Grounds & Landscaping			9,705.00
Insurance			3,723.00
Office Supplies			12.00
Legal Fees			2,015.50
Property Taxes			350.00
HOA Meeting Expenses			649.00
Web Site Expenses			348.00
Total Expected Expenses			\$ 17,879.50
Expected Bank Balance at 12/31/2021			\$ 39,173.02

Cash at 12/31/21	\$39,173.02
Est. 2022 Income	42,600.00
Less 2022 Expenses	40,730.00
Less 2022 Improve.	<u>4,000.00</u>
Est. Cash at 12/31/22	<u>\$37,043.02</u>