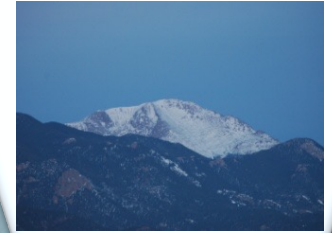


2021 Financial Summary

Starting balance (1 Jan 2021):	\$14,062
Income:	+\$37,528
Expenses:	-\$18,096
Ending Balance(31 Dec 2021):	\$33,496

2021 Financial Summary

MOUNTAIN OAKS



HOMEOWNERS

How did we spend dues in 2021?

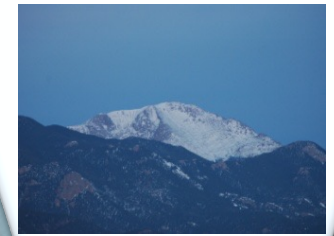
- Nine snow and ice removals - \$9,305
- Weed abatement, maintenance, clean up, fence repair - \$4,115
- Insurance - \$2,303
- Mailbox repairs - \$770
- Legal - \$619
- Misc operating expenses, city taxes, admin - \$984

Note: Neighborhood Improvement Fence Replacement Phase 2 postponed

- \$20K budgeted - COVID associated supply chain, labor & material costs precluded execution
- Phase 2 now planned for 2022 at a cost of \$24K

2021 Budget vs. Actual

MOUNTAIN OAKS

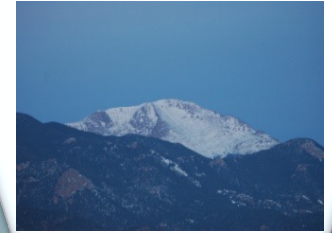


HOMEOWNERS

Major Categories	Budgeted Expenses (approved)	Actual 2021 expenditures
Neighborhood Improvement Project Fence Replacement Phase 2	\$20,000	\$ 0 (Supply chain, high labor & materiel costs resulted in postponement until 2022)
Snow removal, weeding, landscaping & maintenance	\$9,000	\$13,420 (over by \$4,420 due to higher than average snow removal cost)
Insurance	\$2,500	\$2,303 (under by \$197)
Legal	\$1,400	\$619 (under by \$781)
Operating Expenses (including city taxes, mailbox repair, fence repairs in lieu of fence replacement, admin, etc.)	\$1,400	\$1,754 (over by \$354)
Reserve items	\$3,775	\$ 0
Total	\$38,475	\$18,906

2022 and Beyond Budget Issues

MOUNTAIN OAKS



HOMEOWNERS

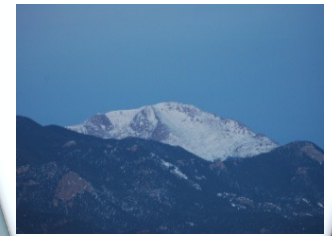
- The Board has prepared a Reserve Study to better identify out year funding requirements and current operating expenses
 - The Reserve Study considers both:
 - Routine, yearly Operating Expenses (landscaping, snow removal, property repairs, legal, admin, etc.)
 - Reserve Expense requirements for future property improvements (fencing replacement, common driveway repaving, fence repainting, etc.)
 - Several Reserve requirements are planned for the next few years
 - Phase 2 and Phase 3 of our refencing projects will be targeted for 2022 and 2023 at an estimated cost of \$65K
 - Phases 1, 2 and 3 of common driveway repaving project for Jessana Heights (\$21K), 5062/5044 BBD (\$17K), and 5051/5033 BBD (\$17K) are planned for 2024 – 2025 at an estimated total cost of \$55K
 - Dues assessments of \$475 / year will be required to support improvement projects and repainting / maintenance for fences in outyears

Projected Budget for 2022



Budgeted Item	COST
Neighborhood improvement - Phase 2 fence replacement	\$24,000
Snow removal	\$ 6,000
Landscaping / clean up, weed abatement, etc.	\$ 5,000
Insurance	\$ 2,500
Legal (collection enforcement/liens, litigation consultation)	\$ 3,800
Miscellaneous operating expenses (admin, website, city taxes, PO box, unrecoverable mailbox repairs, concrete repair)	\$ 1,400
Reserve item for 2023 - Phase 3 fencing replacement	<u>\$41,000</u>
<u>Projected Budget</u>	<u>\$83,700</u>

2022 dues revenue projected at \$38,950 with 100% paying



Projected Cash Flow for 2022

Starting balance (1 Jan 2022):	\$33,496
Income (dues):	\$38,950
Operating Expenses:	\$18,700
Reserve Item - Phase 2 Fencing:	<u>\$24,000</u>
Projected Ending Balance (1 Dec 2022):	\$31,746

Note: Ending Balance to be held in Reserve for 2023 and applied to Fencing Replacement Phase 3 (\$41K)

2022 dues revenue projected at \$38,950 with 100% paying