

Operating Account	Amount	Assumptions/Comments
Income		
Projected Unallocated Carryover From 2020	\$30,000.00	Approximate amount depending on how many repairs we do before the end of the year.
Annual Dues	\$84,250.00	100% pay rate of 674 homes at \$125.00 - Note: Late Fees, C&R Fins and Admin Fees are not budgeted
Interest Income	\$10.00	
Total Income	\$84,260.00	
Expense		
Management Fees	\$13,200.00	Average Fee of \$1100.00 per month to handle C&R violations/dues invoices/owner accounts
Newsletter General Printing	\$2,400.00	Average \$600.00 per printing - Electronic delivery option offered to reduce cost.
Newsletter Distribution	\$700.00	Mandatory 4 printings (February, May, August, November) Average \$175.00 per printing - Electronic delivery option offered to reduce cost.
Website	\$0.00	Web Page Fee
Special Events	\$750.00	Event decoration etc.
Postage	\$1,440.00	Office \$765.00 = C&R Violations Letters & Annual Billing - Electronic delivery option offered to reduce cost.
Mail Box Fee	\$134.00	ROHA Post Office Box
Facility Use	\$100.00	Meeting Space - Donation to Faith Assembly
Tax Preparation	\$400.00	Tax Return Preparation Fee
Legal	\$4,500.00	Attorney Fees (SC Supreme Court Ruling - an attorney is required to file/release property liens in SC) Lowest cost \$60.00 per filing/release.
Electrician	\$4,000.00	Maintenance for up-lighting at marquee signs, entrance signs, and islands on Appian Way & Park Forest Parkway
Emergency Fund	\$1,500.00	Annually until a total \$20,000.00 is reached

Landscape Services	\$37,200.00	Current contract fee landscaping - 51 Visits Per Year
Landscape Updating Removal	\$6,000.00	Clean up of neighborhood buffer zones - Priorized by condition based on quotes.
Mulch/Pine Straw	\$6,000.00	Base on current budget 1000 bales est - to be reviewed and on ROHA property only
Pond Maintenance	\$1,500.00	\$125.00 Per Month for Service
Community Improvements	\$5,000.00	Neighborhood entrances sign repairs/cleaning - Prioritized by Condition base on quotes
Dominion Electric	\$11,000.00	Street Lighting on Appian Way and Park Forest
Insurance	\$9,500.00	Includes GL and D&O Insurance
Property Taxes	\$500.00	Common Areas
Total Expenses	\$105,824.00	
10% fail to pay	\$8,426.00	
Realistic Income	\$75,834.00	
Total Funds Available	\$105,834.00	Income plus carryover
Expected unallocated Funds	\$8,426.00	Move unused funds to emergency fund at the end of the year.