

MOSS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.

For the Period January 1, 2022 - December 31, 2022

INCOME	DESCRIPTION	2021 Budget	2022 Budget	Difference
Assessment Income				
4000-00	Operating Assessments	66,000.00	66,340.00	340.00
4005-00	Reserve Assessment	15,600.00	20,700.00	5,100.00
4050-00	Special Assessments	-	-	
4090-00	Bad Debt Expense/Recovery	-	-	
Total Assessment Income		81,600.00	87,040.00	5,440.00
User Fee Income				
4100-00	Water/Sewer/Trash User Fee Income	-	-	-
Total User Fee Income		-	-	-
Other Income				
4200-00	Shared Maintenance Income			
4210-00	Interest Fee Income			
4220-00	Collection Fee Income			
4230-00	Access Fee Income			
4270-00	Legal Reimbursement			
4280-00	Abatement Income			
4290-00	Miscellaneous Income	-	-	-
Total Other Income		-	-	-
Interest Income				
4700-00	Bank Interest Income-Operating			
4710-00	Bank Interest Income-Reserve	-	-	-
Total Interest Income		-	-	-
Income Accounts Total		81,600.00	87,040.00	5,440.00
EXPENSES				
Office & Administrative				
5010-00	Annual Corp Filing	62.00	62.00	-
5040-00	Archiving/Storage			
5050-00	Bank Service Charges	-	-	
5052-00	Administrative	1,650.00	1,650.00	-
5055-00	Holiday Decorations	-	-	
5080-00	Administrative Contingency	-	-	-
5100-00	Loan Repayment	-	-	
5110-00	Interest Expense	-	-	-
5120-00	Depreciation Expense	-	-	
Total Office & Administrative		1,712.00	1,712.00	
Committee				
5300-00	Social Committee	-	-	
5322-00	Newsletter	-	-	
5360-00	Community Web Site	600.00	600.00	
5400-00	Beautification Committee	-	-	
Total Committee		600.00	600.00	
Insurance				
5510-00	Insurance	5,446.00	5,794.00	348.00
5515-00	Insurance - Package/Liability	-	-	
5520-00	Insurance - D&O	-	-	
5530-00	Insurance - Fidelity Bond	-	-	
Total Insurance		5,446.00	5,794.00	348.00
Lake/Pond				
6300-00	Lake/Pond Contract	2,520.00	2,520.00	-
6310-00	Lake Miscellaneous	-	-	
6330-00	Wetlands Mitigation	-	-	
Total Lake/Pond		2,520.00	2,520.00	
Gate				
6400-00	Gate Contract	-	-	
6412-00	Gate Telephone/Internet	-	-	
6430-00	Gate Repair/Maintenance	2,000.00	2,000.00	
6440-00	Gate Security Services	-	-	
Total Gate		2,000.00	2,000.00	
Shared Expenses				
6510-00	Shared - General Maintenance & Repairs	-	-	
6520-00	Shared - Landscaping	-	-	
6550-00	Shared - Maintenance Reimbursement	-	-	
Total Shared Expenses		-	-	
Utilities				
6600-00	Telephone	-	-	
6620-00	Electric	420.00	540.00	120.00

D&O in 2021, \$1783, est. \$1961 in 2022, Business Owners \$3485 in 2021, est. 3833 in 2022

INCOME	DESCRIPTION	2021 Budget	2022 Budget	Difference	
6621-00	Electric - Street Lights	11,500.00	9,960.00	(1,540.00)	Paid \$818.25 per month for the last few months, the 825.88 was the winter rate. Est. 830 per month for 2022
6625-00	Electric - Irrigation	-	-	-	
6630-00	Water	2,000.00	1,500.00	(500.00)	
6635-00	Internet	850.00	1,080.00	230.00	
6640-00	Waste Removal	-	-	-	
Total Utilities		14,770.00	13,080.00	(1,690.00)	
67					
Professional					
6700-00	CPA & Tax Preparation	600.00	650.00	50.00	
6710-00	Legal	2,000.00	2,000.00	-	
6711-00	Legal - Collections	-	-	-	
6720-00	Management Contract	10,008.00	10,200.00	192.00	Paying \$801.80 monthly with Zoom discount currently, adding 6% for CPI makes it \$849.80 per month
6730-00	Management Services	-	-	-	
6740-00	Other Professional Fees	-	-	-	
Total Professional		12,608.00	12,850.00	242.00	
68-70					
Grounds Repairs & Maintenance					
6800-00	Playground Maintenance	-	-	-	
7000-00	Landscaping Contract	15,000.00	19,800.00	4,800.00	
7010-00	Landscaping - Replacement	2,500.00	500.00	(2,000.00)	
7011-00	Landscaping - Forced Mowing	-	-	-	
7012-00	Landscaping - Mulch	-	-	-	
7013-00	Landscaping - Annuals	-	-	-	
7020-00	Irrigation Repairs	240.00	-	(240.00)	
7030-00	Tree Trimming	-	-	-	
7050-00	Rust Prevention	-	-	-	
7060-00	Entranceways	-	-	-	
Total Grounds Repairs & Maintenance		17,740.00	20,300.00	2,560.00	
71-80					
Repairs & Maintenance					
7100-00	Surveillance Equipment Contract	2,175.00	2,220.00	45.00	
7110-00	Surveillance Equipment Lease	-	-	-	
7120-00	Surveillance Equipment R&M	-	-	-	
7400-00	Fence Repair & Maintenance	-	-	-	
8020-00	General Repairs & Maintenance	3,000.00	4,000.00	1,000.00	
8050-00	Sign & Lighting Maintenance	-	-	-	
Total Repairs & Maintenance		5,175.00	6,220.00	1,045.00	
81-85					
Miscellaneous Expense					
8100-00	Contingency	3,429.00	1,264.00	(2,165.00)	
Total Miscellaneous Expense		3,429.00	1,264.00	(2,165.00)	
Total Operating Expenses		66,000.00	66,340.00	340.00	
Reserves					
8600-00	Bank Charges	-	-	-	
8605-00	Gate Reserve	-	-	-	
8610-00	Pooled Reserve	15,600.00	20,700.00	5,100.00	
8615-00	Entry Feature Reserve	-	-	-	
8640-00	Reserve Study	-	-	-	
8645-00	Fence Reserve	-	-	-	
8650-00	Paving Reserve	-	-	-	
8655-00	Pressure Washing Reserve	-	-	-	
8665-00	Tree Care Reserve	-	-	-	
8670-00	Lift Station Reserve	-	-	-	
8675-00	Gate House Reserve	-	-	-	
8680-00	Sidewalk Reserve	-	-	-	
Total Reserve		15,600.00	20,700.00	5,100.00	
Total Operating & Reserve Expenses		81,600.00	87,040.00	5,440.00	
	Difference	-	-	-	
Assessments					
Assessment Periods (frequency)					
Number of Lots					
68	Monthly Assessment/Per Home	100.00	106.67		
Frequency	Quarterly Assessment/Per Home	300.00	320.00		
12	Annual Assessment/Per Home	1,200.00	1,280.00		