

1600 W. Broadway Rd., Ste 200  
Tempe AZ 85282

2021

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OPERATIONS	
Assessments	1,400,980
ACC HOA Fee Sharing Rev	44,700
Legal Fee Reimbursement	72,000
Interest Income	6,360
Transfers to Reserve Fund	-59,640
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TOTAL INCOME	1,464,400
EXPENSES	
ADMINISTRATIVE	
Election Expense	18,286
Bad Debt Expense-Assessments	42,029
Bad Debt Expense-Legal&Collections	57,600
Postage & Copies	13,980
Community Service & Promotion	1,800
Office Expense	2,400
Newsletter Expense	17,200
Mileage Reimb	3,900
CPA Services	9,750
Legal Fees-Collections	72,000
Legal Fees-General	24,000
Insurance	21,275
D & O Insurance	11,580
Income Taxes - Federal	2,444
Income Taxes - State	600
Property Taxes	100
Taxes, Licenses & Fees	110
Circle Mountain Expenses	46,800
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TOTAL ADMINISTRATIVE	345,854
UTILITIES	
Electricity	29,400
Water & Sewer	145,015
Cell Phone Reimbursement	1,920
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TOTAL UTILITIES	176,335
REPAIRS & MAINTENANCE	
Self Help - Maintenance	480
General Maintenance	11,400
Park Improvements	20,000
Bee Removal	875
Rye Grass Overseed	7,800
Backflow Inspection	2,000
Landscape Addition-Granite	2,000
Plant Replacement	2,000

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Tree Pruning	34,000
Sprinkler Repairs	25,200
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TOTAL REPAIRS & MAINTENANCE	105,755
CONTRACT SERVICES	
Exterminating Contract	5,040
Landscape Contract	420,000
Management Contract	384,276
Communications/ PR Contract	15,200
Compliance - Night/Weekend	11,940
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TOTAL CONTRACT SERVICES	836,456
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TOTAL EXPENSES	1,464,400
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OPERATING NET INCOME	0
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Anticipated Community Improvements	100,000
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OPERATING NET INCOME AFTER IMPROVEMENTS	-100,000
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RESERVES	
Interest Income	7,722
Transfers from Operating Fund	59,640
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TOTAL RESERVE INCOME	67,362
RESERVE EXPENSES	
BBQ Grills-Replace	464
Park Renovations	7,196
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TOTAL RESERVE EXPENSES	7,660
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RESERVE NET SURPLUS/(DEFICIT)	59,702
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TOTAL NET SURPLUS/(DEFICIT)	59,702
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