

2020 Financial Summary

	2020 Results	2021 Budget
INCOME		
Property Owner Assessments	1,140,890	1,138,040
Private Road Assessments	19,470	20,770
Commercial Cost Sharing Assessments (Clubs & Shops)	27,290	27,567
Other Income	12,117	6,000
TOTAL INCOME	1,199,767	1,192,377
LESS: RESERVE FUNDING	(79,081)	(81,592)
OPERATING INCOME	1,120,686	1,110,784
EXPENSES - BUILDINGS AND GROUNDS		
Utilities (Electricity, water, sewer)	26,734	32,000
Landscape Maintenance Expenses	806,945	818,547
Sewer Lift Stations Repairs and Maintenance	133,431	136,000
Social Committee Expense	2,028	4,000
TOTAL BUILDINGS & GROUNDS EXPENSE	969,138	990,547
EXPENSES - ADMINISTRATIVE		
Audit & Tax Return Services	6,000	6,200
Insurance Expense	17,255	19,000
Legal Expense	7,434	10,000
Administrative, Newsletter, Office, Meeting & Management	83,315	83,025
Taxes	1,999	2,000
TOTAL ADMINISTRATIVE EXPENSE	116,003	120,225
TOTAL EXPENSES	1,085,141	1,110,772
OPERATING CASH FLOW	35,545	13

Highlights of 2020

Communications:

Distributed regular newsletters and announcements via www.thepeninsulanews.com Please visit the site to review past communications and subscribe to receive items if you have not done so already. General community reference items and other important information posted at www.peninsulapropertyowners.com

Landscape Maintenance:

Along with the normal and routine maintenance and flower activities, we filled in new plants in several areas along Jetton RD where there were gaps or holes and cleaned up a fair amount of storm damage (downed trees, etc.)

Landscape Infrastructure:

Renovated and replaced irrigation on the Jetton RD hill alongside hole #1 and continued with conversion of landscape lighting to LEDs

Architectural Changes:

Very busy responding and reviewing owner requests for updates, changes and improvements in the community (15-20 requests per mo.) It is great to see so many owners investing back into the community! A lot of new pools going in...