DERWOOD STATION HOMEOWNERS ASSOCIATION NO. 2

	2020	2021
Approved Assessment of Record:	**$343.00**	**$360.00**
Homeowner One Time Credit:	**$12.00**	**$15.00**
Net Assessment:	**$331.00**	**$345.00**
Number of homeowners:	**222**	**222**

TMGA Acct Code		2020 Approved Budget	2021 Proposed Budget 5% raise ($17 rounded down from $17.15)
	INCOME		
6310	Assessment Income	$76,146	$79,920
6311	Onetime rebate	$2,664	$3,330
	Email participation rebate $10		$2,220
6310	Net Assessment:	$73,482	$74,370
6345	Transfer from PY Excess/Def [Prior Year Surplus]	$0	$0
6360	Certified/Lien/NSF Income	$0	$0
6910	Interest Income-Operating	$135	$250
6916	Advertising Income	$0	$0
6925	Reimbursement from DSS-Tot Lot	$200	$200
6926	Reimbursement from DSS-Social Activity	$ 600	$600
6999	Reserve Contribution	-$11,741	-$11,741
	TOTAL INCOME	$ 62,676	$ 63,679
	EXPENSES		
	GENERAL & ADMINISTRATIVE		
7165	Legal Fees - Reimbursable	$0	$0
7166	Legal Fees Non Reimbursable	$1,000	$1,000
7250	Bank Charges	$0	$0
7260	Postage & Mail	$700	$700
7265	Mailing/Handling Fee	$500	$500
7280	Insurance	$2,600	$2,664
7290	Bad Debt	$0	
7300	Dues & Subscriptions	$0	
7390	Coupon Printing	$0	$0
7400	Printing & Reproduction	$900	$900
7440	Taxes	$0	$0
7455	Stormwater tax	$70	$70
7880	Misc. Homeowner Admin Fees	$50	$50
7890	Misc. General & Administrative	$1,080	$1,080
7900	Community Social Activities	$1,200	$1,200
7910	Commission on Common Ownership	$1,110	$1,110
	Sub-Total	$9,210	$9,274
	SITE MAINTENANCE & REPAIRS		
7901	Common Area Tree Project	$5,270	$5,270
9010	Tree Maintenance	$4,000	$5,051
9110	General Maintenance & Repair	$500	$3,000
9117	Tot Lot Maintenance	$500	$500
9119	CA Improvements Minor	$0	$0
	Sub-total	$10,270	$13,821
	CONTRACT SERVICES		
7100	Management Fees	$18,146	$18,509
7140	Audit	$2,050	$2,175
9610	Lawn Maint. & Landscaping	$21,000	$17,900
9800	Snow Removal	$2,000	$2,000
	Sub-Total	$43,196	$40,584
	TOTAL EXPENSES	$62,676	$63,679
	NET INCOME/(LOSS)	$0	$0