

ACCOUNT	EIGHT MONTHS		2023 Budget		2024 Budget		1.1	1.1
	ACTUAL							
MONTHLY FEE REVENUE	213,048.00		312,444	1,188.00	364,320	1,380.00		
INTEREST INCOME	959.75		-	99.00	-	115.00		
POSTS, LENS AND PANELS	84.00		-	312,444	-	364,320		
LATE FEES ASSESSED	2,454.60		-		-			
CARDS AND DECALS	2,727.95		-		-			
OTHER INCOME	864.56	220,139		312,444		364,320		
CLUBHOUSE EXPENSES								
GAS	875.13		1,080		1,188			
WATER	861.23		825		866			
ELECTRICITY	941.10		1,210		1,271			
CLEANING	3,100.00		5,720		6,006			
PEST CONTROL	1,500.00		1,050		1,050			
MAINTENANCE & SUPPLIES	4,464.32		7,000		7,000			
		11,742			16,885		17,381	
TENNIS COURT EXPENSES								
ELECTRICITY	1,910.73		2,000		2,000			
MAINTENANCE	50.45		1,000		1,000			
Play ground multch	117.55		300		400			
Basket ball court	-		300		300			
		2,078.73			3,600		3,700	
GATE & GUARD HOUSE EXPENSES								
ELECTRICITY	941.67		1,250		1,250			
CARDS & DECALS	4,003.50		-		-			
MAINTENANCE	2,379.00		-		2,000			
Awnings								
		7,324			1,250		3,250	
LAKES								
ELECTRICITY	7,515.22		11,055		11,608			
TREATMENT	8,713.94		9,500		9,500			
LAKE MAINTENANCE	3,171.44		3,000		3,000			
CULVERT MAINTENANCE	-		3,000		3,000			
		19,401			26,555		27,108	
COMMON GROUNDS								
LAWN CARE	14,130.06		23,100		24,255			
PRUNING & TREE REMOVAL	10,450.00		4,000		6,000			
PLANTING & SUPPLIES	2,326.76		6,000		6,000			

ACCOUNT	EIGHT MONTHS		2023 Budget		2024 Budget	
	ACTUAL				1.1	1.1
LAMP POST, LENS AND PANELS, MAILBOX	682.02		-	-		
WATER IRRIGATION	567.97		850	850		
ELECTRICITY	9,159.90		13,500	13,500		
MAINTENANCE	2,398.96		5,000	5,000		
		39,716		52,450		55,605
ADMINISTRATIVE						
ACCOUNTING	7,580.00		11,500	11,500		
LEGAL FEES	3,397.57		4,500	5,000		
LEIN FEES	25.62		350	350		
COLLECTIONS	600.00		900	900		
COVENANT SOFTWARE	-		1,150	1,150		
OFFICE SUPPLIES	1,116.50		2,600	2,600		
BANK FEE	195.00		100	200		
COPYING & PRINTING	2,344.32		2,500	3,000		
POSTAGE	572.77		1,000	1,000		
ADMINISTRATIVE SUPPORT	14,660.00		20,800	22,850		
GROUNDS SUPPORT PERSON	9,780.00		19,000	22,850		
TELEPHONE	4,349.22		5,500	6,000		
WEBSITE	228.98		250	250		
SOCIAL ACTIVITIES	734.36		1,000	1,400		
		45,584		71,150		79,050

ACCOUNT	EIGHT MONTHS		2023 Budget	2024 Budget	1.1	1.1
	ACTUAL					
GENERAL						
INSURANCE	11,772.25		12,500	12,500		
INSURANCE - DEDUCTIBLE	-		16	16		
PROPERTY TAXES	-		1,300	1,300		
STATE TAXES	2.00		20	20		
FEDERAL TAXES	64.00		350	350		
REGISTRATION FEE	-		30	30		
		11,838		14,216		14,216
Total Recurring Expenses		137,684		186,106		200,310
Recurring Income - Expenses		82,455.32		126,338.04		164,010.50
NON-RECURRING REVENUE						
COVENANT FEES ASSESSED	-		-	-		
GATE DAMAGE/INSURANCE CLAIM	-		-	-		
RETURN CHECK FEES	24.00		-	-		
LEGAL FEES ASSESSED	2,303.94		-	-		
		2,328				
NON-RECURRING EXPENSE						
COVENANT FINES/ FEES - WRITE OFF	1,080.00		-	-		
LATE FEES - WRITE OFF	138.00		-	-		
LEGAL FEES - WRITE OFF	576.51		-	-		
PROPERTY DAMAGE	-		-	-		
CAPITAL EXPENDITURE						
ROAD MAINTENANCE Yearly	37,822.18		30,000	34,000		
DRAINAGE MAINTENANCE Yearly - 10.19 (a)	16,738.19		15,000	25,000		
CLUBHOUSE	14,803.31		19,650	20,000		
GATE FUND/GUARD HOUSE	22,869.84		9,500	7,500		
SIGN	5,091.35		-	-		
DRAINAGE	-		22,573	-		
RAMP	14,848.87		20,000			
CLUBHOUSE GYM FUND	443.57		50,000	35,000		
Lake Deepening	-		20,000	15,000		
TENNIS COURT				5,000		
Mail box Refresh				25,000		
BATHROOM REFRESH				20,000		

ACCOUNT	EIGHT MONTHS	2023 Budget	2024 Budget	1.1	1.1
	ACTUAL				
Street Signs			6,000		
BASKETBALL			100,000		
RePavement FUND 12%	-	50,000	50,000		
	114,412		236,723	342,500	
Total Non-Recurring Expenses	114,412		236,723	342,500	
Non-Recurring Income - Expense	(112,083.88)		(236,723.00)	(342,500.00)	
Net Income	<u>(29,629)</u>		<u>(110,385)</u>	<u>(178,490)</u>	

ACCOUNT	+ 10%	2023 Budget	+ 15%	2024 Budget	+ 10%	2025 Budget	9%	2026 Budget	+ 6%	2027 Budget	+ 6%	2028 Budget	+ 6%	2029 Budget
MONTHLY FEE REVENUE	28,404	312,444		364,320	36,432	400,752		42,768	64,944	465,696	47,520	491,040	50,688	516,384
Fees per lot		1,188.00		1,380.00		1,518.00		1,680.00		1,764.00		1,860.00		1,956.00
Fees per Month		99.00		115.00		126.50		140.00	1.05	147.00		155.00		163.00
Total Recurring Expenses		186,106	+ 8%	200,310	+ 5%	216,334	9%	227,151	+ 5%	324,501	+ 5%	238,509	+ 5%	340,726
Recurring Income		126,338		164,011		184,418		216,369		141,195		252,531		175,658
ROAD MAINTENANCE Yearly		30,000.00		34,000.00		30,000.00		30,000.00		30,000.00		30,000.00		30,000.00
DRAINAGE MAINTENANCE Yearly - 10.19 (a)		15,000.00		25,000.00		20,000.00		22,000.00		22,000.00		22,000.00		22,000.00
CLUBHOUSE		22,333.00		20,000.00		25,960.00		27,258.00		30,000.00		30,000.00		30,000.00
GATE FUND/GUARD HOUSE				7500		5,000.00		5,000.00		5,000.00		5,000.00		5,000.00
DRAINAGE		25,000.00		0						-		-		-
RAMP		50,000.00		-		50,000.00		50,000.00		50,000.00		30,000.00		30,000.00
CLUBHOUSE GYM FUND		12,750.00		35,000.00		5,250.00		5,000.00		5,000.00		5,000.00		5,000.00
Lake Deepening				15,000.00		18,000.00		18,000.00		18,000.00		18,000.00		18,000.00
TENNIS COURT				5,000.00		5,000.00		5,000.00		5,000.00		5,000.00		100,000.00
Mail box Refresh				25,000.00										
BATHROOM REFRESH				20,000.00										
Street Signs				6,000.00		6,000.00		6,000.00						
BASKETBALL				100,000.00						5,000.00				
Replacement FUND 12%		20,000.00		50,000.00		50,000.00		50,000.00		50,000.00		50,000.00		50,000.00
Gazebo Repair				-		15,000.00								
Next Projects				-	downsta irs flooring	35,000.00	Parking lot	60,000.00	Road overlay	200,000.00	New Fences, Window s and Balcony, HVAC	140,000.00		35,000.00
Total Capital Expenses		175,083.00		342,500.00		265,210.00		278,258.00		420,000.00		335,000.00		325,000.00
Net Income/(Decrease in Reserves)		(48,744.96)		(178,489.50)		(80,792.26)		(61,888.97)		(278,805.39)		(82,468.52)		(149,342.46)