

ACCOUNT NAME		2023 BUDGET ADOPTED 11/08/2022	2022 BUDGET ADOPTED 11/16/2021	2021 BUDGET ADOPTED 11/10/2020		
REVENUE						
Income from Residents						
% Ownership Fees	A	1,898,840	1,632,780	1,229,700		
Fixed Cable Fees w/WIFI	B	<u>185,220</u>	<u>176,400</u>	145,200		
Fixed Julius Green Fees	C	68,280	68,280	68,280		
Sub. Total: Income From Residents		2,152,340	1,877,460	1,443,180		
Percent Increase						
Other Income						
Rental/Purch/Doc Fees	D	7,000	4,800	4,800		
Oper Interest	E	8,000	360	360		
Laundry Commissions	F	10,000	9,960	9,960		
Late Fees	G	600	600	600		
Rental Income	H	<u>0</u>	<u>0</u>	9,000		
Legal Fees Recovered	I	4,000	3,600	3,600		
Sub. Total: Other Income		29,600	19,320	28,320		
TOTAL REVENUES		2,181,940	1,896,780	1,471,500		
EXPENSES						
Administrative Expenses						
Personnel Wages	J	<u>278,000</u>	<u>178,000</u>	136,320		
Accounting Services Contracted	K	15,000	12,000	12,000		
Payroll Taxes	L	22,240	13,600	10,200		
MGM'T CONTRACT		<u>0</u>	<u>0</u>	0		
Sub. Total: Administrative Expenses		315,240	203,600	158,520		
Landscape Services						
Landscaping & Irrigation Maintenance Contracted	M	48,000	1,200	39,000		
Mulch/Bush/Nursery	N	4,800	0	5,400		
Tree Services Contracted	O	4,800	6,000	4,800		
Sub. Total: Lawn Services		57,600	7,200	49,200		
Utilities						
Electric	P	29,000	24,000	24,000		
Water/Sewer +10% + seasonal	Q	<u>190,000</u>	<u>164,000</u>	144,000		
Gas + seasonal	R	<u>38,000</u>	<u>38,000</u>	36,000		
Garbage WASTE-PRO 2022	S	<u>18,000</u>	<u>16,800</u>	30,000		
Telephone	T	0	1,500	1,500		
Reclaimed Water	U	6,000	7,200	7,200		
Sub. Total: Utilities		281,000	251,500	242,700		
Fixed Lease/Cable Expenses						
Julius Green Trust	V	68,280	68,280	68,280		
Cable TV w WIFI	VV	<u>185,220</u>	<u>176,400</u>	145,200		
Sub. Total: Lease/Cable		253,500	244,680	213,480		

		2023 BUDGET	2022 BUDGET	2021 BUDGET		
ACCOUNT NAME		ADOPTED 11/08/2022	ADOPTED 11/16/2021	2021 APPROVED		
Maintenance						
General Maint. Expenses	W	45,000	45,000	39,000		
Maint.-Contracted	X	30,000	12,000	18,000		
Maint.-Pool	Y	7,000	6,600	6,600		
Maint-Sewer, Water, Gas lines	Z	20,000	12,000	2,400		
Maint-Fire Systems	AA	3,600	3,600	3,600		
Sub. Total: Maintenance		105,600	79,200	69,600		
Other Expenses						
Office Expenses	BB	8,000	4,800	4,800		
Property Tax				1,200		
Pest Control	CC	2,500	1,800	1,800		
Bank Charges	DD	1,000	1,800	1,800		
Taxes-IRS	EE	0	3,000	3,000		
Fees/Licenses	FF	2,400	2,400	2,400		
Audit Contracted	GG	4,800	4,800	6,600		
Legal Fees	HH	5,000	5,000	6,000		
Bad Debt: Maint. Fees		0	0	0		
Sub Total: Other Expenses		23,700	23,600	27,600		
Insurance Accrual Funds						
Flood Insurance	II	<u>221,000</u>	<u>312,000</u>	240,000		
Hazard Insurance + D&O, Liab. & Umbrella	JJ	<u>550,000</u>	<u>432,000</u>	336,000		
Workers Comp. Ins	KK	7,000	5,800	4,800		
Auto Insurance	LL	2,300	1,800	1,800		
Sub. Total: Insurance Accruals		780,300	751,600	582,600		
Cap. Replace/Repair Reserves						
POOLED FULLY FUNDED PER FPAT STUDY DATED 9/10/2021	m	365,000	335,400			
				15,000		
				6,000		
				42,000		
				18,000		
				15,000		
				9,000		
				18,000		
				1,200		
				600		
Sub. Total:Cap. Replacement Reserves		365,000	335,400	124,800		
Contingency Reserve						
Water Intrusion Self-Insurance Fund		0	0			
Pest Extermination Fund		0	0	3,000		
Sub-Total: Misc. Reserves		0	0	3,000		
TOTAL EXPENSES		2,181,940	1,896,780	1,471,500		
TOTAL ASSESSMENT FOR OWNERS		2,152,340	1,877,460	1,443,180	114.64%	
RESERVES		365,000	335,400	124,800		
ASSESSMENT WITHOUT RESERVES		1,787,340	1,542,060	1,318,380		
% INCREASE 2023 vs 2022		14.64%				