

ACCOUNT NAME	2023 PROPOSED BUDGET	2022 BUDGET ADOPTED 11/16/2021	2021BUDGET ADOPTED 11/10/2020	% CHG	MONTHLY
REVENUE					
Income from Residents					
% Ownership Fees	1,898,840	1,632,780	1,229,700	16.29%	\$158,237
Fixed Cable Fees wWIFI	<u>185,220</u>	<u>176,400</u>	145,200	5.00%	\$15,435
Fixed Julius Green Fees	68,280	68,280	68,280	0.00%	\$5,690
Sub. Total: Income From Residents	2,152,340	1,877,460	1,443,180	14.64%	\$179,362
Percent Increase					
Other Income					
Rental/Purch/Doc Fees	7,000	4,800	4,800	45.83%	\$583
Oper Interest	8,000	360	360	2122.22%	\$667
Laundry Commissions	10,000	9,960	9,960	0.40%	\$833
Late Fees	600	600	600	0.00%	\$50
Rental Income	<u>0</u>	<u>0</u>	9,000		
Legal Fees Recovered	4,000	3,600	3,600	11.11%	\$333
Sub. Total: Other Income	29,600	19,320	28,320	53.21%	\$2,467
TOTAL REVENUES	2,181,940	1,896,780	1,471,500	15.03%	\$181,828
EXPENSES					
Administrative Expenses					
Personnel Wages	<u>278,000</u>	<u>178,000</u>	136,320	56.18%	\$23,167
Accounting Services Contracted	15,000	12,000	12,000	25.00%	\$1,250
Payroll Taxes	22,240	13,600	10,200	63.53%	\$1,853
MGM'T CONTRACT	<u>0</u>	<u>0</u>	0		
Sub. Total: Administrative Expenses	315,240	203,600	158,520	54.83%	\$26,270
Landscape Services					
Landscaping & Irrigation Maintenance Contracted	48,000	1,200	39,000	3900.00%	\$4,000
Mulch/Bush/Nursery	4,800	0	5,400		
Tree Services Contracted	4,800	6,000	4,800	-20.00%	\$400
Sub. Total: Lawn Services	57,600	7,200	49,200	700.00%	\$4,800
Utilities					
Electric	29,000	24,000	24,000	20.83%	\$2,417
Water/Sewer +10% + seasonal	<u>190,000</u>	<u>164,000</u>	144,000	15.85%	\$15,833
Gas + seasonal	<u>38,000</u>	<u>38,000</u>	36,000	0.00%	\$3,167
Garbage WASTE-PRO 2022	<u>18,000</u>	<u>16,800</u>	30,000	7.14%	\$1,500
Telephone	0	1,500	1,500	-100.00%	\$0
Reclaimed Water	6,000	7,200	7,200	-16.67%	\$500
Sub. Total: Utilities	281,000	251,500	242,700	11.73%	\$23,417
Fixed Lease/Cable Expenses					
Julius Green Trust	68,280	68,280	68,280	0.00%	\$5,690
Cable TV w WIFI	<u>185,220</u>	<u>176,400</u>	145,200	5.00%	\$15,435
Sub. Total: Lease/Cable	253,500	244,680	213,480	3.60%	\$21,125
2023 BUDGET					
2022 BUDGET					
ADOPTED 11_10_2020					
ACCOUNT NAME					
PROPOSED					
ADOPTED 11/16/2021					
2021 APPROVED					
Maintenance					
General Maint. Expenses	45,000	45,000	39,000	0.00%	\$3,750
Maint.-Contracted	30,000	12,000	18,000	150.00%	\$2,500

Maint.-Pool	7,000	6,600	6,600	6.06%	\$583
Maint-Sewer Lines	20,000	12,000	2,400	66.67%	\$1,667
Maint-Fire Systems	3,600	3,600	3,600	0.00%	\$300
Sub. Total: Maintenance	105,600	79,200	69,600	33.33%	\$8,800
Other Expenses					
Office Expenses	8,000	4,800	4,800	66.67%	\$667
Property Tax			1,200		
Pest Control	2,500	1,800	1,800	38.89%	\$208
Bank Charges	1,000	1,800	1,800	-44.44%	\$83
Taxes-IRS	0	3,000	3,000	-100.00%	\$0
Fees/Licenses	2,400	2,400	2,400	0.00%	\$200
Audit Contracted	4,800	4,800	6,600	0.00%	\$400
Legal Fees	5,000	5,000	6,000	0.00%	\$417
Bad Debt: Maint. Fees	0	0	0		
Sub Total: Other Expenses	23,700	23,600	27,600	0.42%	\$1,975
Insurance Accrual Funds					
Flood Insurance	221,000	312,000	240,000	-29.17%	\$18,417
Hazard Insurance + D&O, Liab. & Umbrella	550,000	432,000	336,000	27.31%	\$45,833
Workers Comp. Ins	7,000	5,800	4,800	20.69%	\$583
Auto Insurance	2,300	1,800	1,800	27.78%	\$192
Sub. Total: Insurance Accruals	780,300	751,600	582,600	3.82%	\$65,025
Cap. Replace/Repair Reserves					
POOLED FULLY FUNDED PER FPAT STUDY DATED 9/10/2021	365,000	335,400		8.83%	\$30,417
			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	8.83%	\$30,417
Contingency Reserve					
Special Projects Fund	0	0	0		
Water Intrusion Self-Insurance Fund	0	0			
Pest Extermination Fund	0	0	3,000		
Sub-Total: Misc. Reserves	0	0	3,000		
TOTAL EXPENSES					
TOTAL EXPENSES	2,181,940	1,896,780	1,471,500	15.03%	\$181,828
TOTAL ASSESSMENT FOR OWNERS	2,152,340	1,877,460	1,443,180	14.64%	
RESERVES	365,000	335,400	124,800	8.83%	
ASSESSMENT WITHOUT RESERVES	1,787,340	1,542,060	1,318,380	15.91%	
% INCREASE 2023 vs 2022					