

Accounts	Description	2024 Budget
INCOME		
3020	Assessment	\$ 474,083.00
3080	Interest Earned	\$ 4,000.00
3100	Late Fees & Interest	\$ 375.00
3120	NSF Fes	\$ -
3140	Collection Income	\$ 4,000.00
3150	Keys - Remotes - Cards	\$ 500.00
3180	Legal Fees Reimbursed	\$ 1,500.00
3190	Owner repair - reimbursed	
3210	Clubhouse Usage Income	\$ 3,000.00
3220	Miscellaneous Income	
	Total Revenue	\$ 487,458.00
ADMINISTRATIVE		
4020	Web Site Maintenance	\$ 230.00
4030	Accounting / Audit Fees	\$ 3,400.00
4040	Coupon Book Expense	\$ 4,000.00
4050	Legal Expenses	\$ 15,000.00
4060	Management Services Contract (Note 1)	\$ 47,833.00
4070	Record Storage	\$ 600.00
4080	Licenses / Permits	\$ 410.00
4110	Bad Debt Expenses	\$ 8,000.00
4120	Administrative Fees - Home River	\$ 20,403.00
4150	Miscellaneous	\$ 500.00
4160	Security Pool Attendants	\$ 12,000.00
4170	Sheriff Department re Extra Patrols	\$ 15,000.00
4180	Camera Surveillance & Maintenance	\$ 600.00
4185	Security System Repairs & Maintenance	\$ 3,000.00
4190	Security Night Patrols	\$ -
	Sub Total - Administrative Expenses	\$ 130,976.00

Accounts	Description	2024 Budget
INSURANCE		
4510	General Liability Property	\$ 25,716.00
4520	Directors & Officers Liability / Fidelity Bond	\$ 3,653.00
4530	Umbrella	\$ 10,027.00
4540	Workers Compensation	\$ 599.00
	Sub Total - Insurance	\$ 39,995.00
LANDSCAPING		

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 Date 10/9/23

5505	Landscape contract (Note 2)	\$ 98,057.00
5510	Landscape replacements	\$ 5,000.00
5515	Mulch	\$ 34,000.00
5520	Annuals & perennials	\$ 6,000.00
5525	Tree trimming & Landscape Removal	\$ 10,000.00
Sub Total - Landscaping		\$ 153,057.00

IRRIGATION		
5530	Irrigation Contract	\$ 9,000.00
5535	Irrigation Repairs	\$ 12,000.00
Sub Total - Irrigation		\$ 21,000.00

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GROUNDS MAINTENANCE		
5537	Play Ground & Wall Maintenance	\$ -
5540	General Repairs & Maintenance	\$ 3,000.00
5545	Fountain Maintenance	\$ 1,000.00
5555	Tennis Court & Grounds Maintenance	\$ 3,000.00
5560	Lake Maintenance	\$ 1,680.00
5565	Pressure Washing Side Walks	\$ 6,000.00
Sub Total - Grounds Maintenance		\$ 14,680.00

POOL / CLUBHOUSE

5570	Clubhouse Cleaning	\$ 12,000.00
5575	Clubhouse Light Fixtures Repairs	\$ -
5580	Clubhouse Structure Repair / Painting	\$ 1,500.00
5583	Clubhouse Christmas Decorations	
5585	Rest Rooms Maintenance	\$ 1,000.00
5590	Miscellaneous Clubhouse	\$ 2,000.00
5595	Pool Maintenance Contract	\$ 17,700.00
5600	Pool Equipment Repairs	\$ -

X *Choon*
 Date 10/19/23

5605	Pool Deck Painting & Repairs	\$ 1,000.00
5700	Clubhouse pest control	\$ 600.00
5710	Termite bond	\$ 350.00
	Sub Total - Pool / Clubhouse	\$ 36,150.00

Page 4 / 5

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UTILITIES		
6010	Electricity	\$ 40,000.00
6020	Water & Sewer	\$ 3,000.00
	Sub Total - Utilities	\$ 43,000.00

RESERVES		
9110	Site Improvements	\$ 14,220.00
9120	Clubhouse	\$ 10,200.00
9180	Landscape & Irrigation	\$ 6,000.00
9220	Pool & Equipment	\$ 15,480.00
9230	Pavements	\$ 1,500.00
9280	Contingency	\$ 1,200.00
9300	Reserve interest	
	Sub Total - Reserves	\$ 48,600.00
	TOTAL EXPENSES	\$ 487,458.00
	CURRENT YEAR NET INCOME / (LOSS)	\$ -

2024

Rate Increase 5%

\$161.70 Quarterly	683 Single Family Homes
99.75 Quarterly	81 Town Homes
	764 Total Homes

x Choon
Date 10/9/23