

	<b>BUDGET 2023</b>
4140- Interest income	\$ 2,500.00
4142- Tax free interest	\$ 15,000.00
4160-Club house fee	\$ 7,500.00
<b>ADVANCE INCOME</b>	
4220-homeowner assessment	\$ <b>1,305,240.00</b>
4330-Deposit forfeits	\$ 600.00
4711-CC&Rs violation fines	\$ 20,000.00
<b>4990-TOTAL INCOME</b>	\$ <b>1,350,840.00</b>
LESS RESERVE ASSESSMENT	\$ 426,000.00
<b>4999-OPERATING INCOME</b>	\$ <b>924,840.00</b>
<b>5000-EXPENSES</b>	
5100-FIXED EXPENSES	
5102-Federal tax	\$ 5,000.00
5110-Real Estate Taxes	\$ 10,000.00
5115-Propriety <b>Insurance</b>	\$ 40,000.00
<b>TOTAL FIXED EXPENSES</b>	\$ <b>55,000.00</b>
<b>5200- ADMIN EXPENSES</b>	
5209-Committees/BOARD ( <b>ALL</b> )	\$ 2,500.00
5212- Storage( <b>GEM HEIGHTS</b> )	\$ 2,500.00
5213-Parking Enforcement	\$ -
5216-Corporation Report	\$ 10.00
5217-Club house Coordenator	\$ -
5229-LEGAL NON collections	\$ 45,000.00
5230-Legal Collections	\$ 15,000.00
5240-Management Fee	\$ 300,000.00
5250-Professional Fee	\$ 7,500.00
5252-Reserve Study	\$ 3,000.00
5260-Supplies and Mailing	\$ 2,500.00
5261-Club House Admin and supplies	\$ 1,000.00
<b>5299-TOTAL ADMIN EXPENSES</b>	\$ <b>379,010.00</b>
<b>5300-UTILITY EXPENSES</b>	
5306-Website	\$ 500.00
5310-Eletricity	\$ 33,000.00
5311-Internet	\$ 2,000.00
5315-Gas	\$ 1,500.00
5330-Refuse	\$ 3,500.00
5335-Sewer	\$ 1,000.00
5340-Telephone	\$ 4,500.00
5345-Water	\$ 35,000.00
<b>5399-TOTAL UTILITY EXPENSE</b>	\$ <b>81,000.00</b>

<b>5400-REPAIR MAINTENANCE EXPENSES</b>	
5415-Cleaning/clubhouse	\$ 1,000.00
5426-Retention Pond	\$ 35,000.00
5432-Fixed Asset Repairs	\$ 2,500.00
5437-Fences	\$ 2,500.00
5440-fire equipment	\$ 100.00
5463-forest park maintenance	\$ 8,800.00
5464-Grounds extra	\$ 10,000.00
5465-Grounds	\$ 190,000.00
5466-HVAC System	\$ 500.00
5468-Irrigation System	\$ 15,000.00
5472-Lighting	\$ 5,000.00
5475-General repairs and maintenance	\$ 3,000.00
5476-clubhouse maintenance	\$ 2,000.00
5477-PlayGround Repairs	\$ 3,500.00
5478-Road sweeping	\$ 10,000.00
5487-Signage	\$ 2,500.00
5494-Gate Maintenance	\$ 25,000.00
5496-Security	\$ 45,000.00
5497- field development plan	\$ 25,000.00
<b>5499-TOTAL REPAIR/MAINTENANCE</b>	<b>\$ 386,400.00</b>
<b>5600-TOTAL ALL OPERATING EXPENSES</b>	<b>\$ 901,410.00</b>
<b>6300- STARTING RESERVES</b>	<b>\$ 1,922,761.00</b>
6320-Reserve Income	\$ 426,000.00
<b>6399-RESERVE AVAILABLE</b>	<b>\$ 2,348,761.00</b>
<b>6400-CAPITAL IMPROVEMENTS FROM RESERVES</b>	
6400-Retention Ponds	
6410-Capital improvements	
6412-Roads/Hard surfaces	\$ 5,000.00
6413-Community Pathways	\$ 20,000.00
6411-Pavement	
6412-ClubHouse Building	\$ 8,000.00
6413-Park Equipment	
6414-Grounds	
6415-Fencing	
6416-Mail Boxes	\$ 163,000.00
6417-Lighting	
6418-Gates Monuments	\$ 5,000.00
6424- Sports Court	
<b>6499- CAPITAL IMPROVEMENTS</b>	<b>\$ 201,000.00</b>
<b>8000-ENDING RESERVE</b>	<b>\$ 2,147,761.00</b>