

	Approved 2022	Actual as of 7/31/2022	Estimated Actual 12/31/2022	Proposed 2023
POOLS AND SPA:				
Pool Service	14,400.00	8,400.00	14,400.00	18,000.00
Repairs	30,000.00	10,968.74	18,803.55	25,000.00
	44,400.00	19,368.74	33,203.55	43,000.00
LANDSCAPE AND IRRIGATION:				
Landscape Contract	137,000.00	78,211.12	134,076.21	139,000.00
Replacement / Tree Trimming	60,000.00	28,565.00	48,968.57	50,000.00
Irrigation Repairs	25,000.00	4,614.22	7,910.09	20,000.00
Fountains, Maintenance & Electric	10,000.00	3,689.00	6,324.00	6,400.00
Canals & Ponds	20,000.00	18,815.00	18,815.00	20,000.00
	252,000.00	133,894.34	216,093.87	235,400.00
GENERAL REPAIR AND MAINTENANCE:				
Payroll - Maintenance Employees	95,000.00	58,187.50	99,750.00	100,000.00
Taxes - Payroll - Maintenance Empl	9,700.00	6,115.60	10,483.89	10,000.00
FUTA-Tax Expense	280.00	194.10	332.74	280.00
SUTA-Tax Expense	600.00	187.63	321.65	600.00
General Repair/Maintenance	48,491.75	13,345.83	22,878.57	38,133.75
Electrical Supplies/Repairs	26,500.00	43.21	74.07	20,000.00
Drain Pipes	150,000.00	222,705.50	222,705.50	150,000.00
Janitorial Supplies	7,000.00	3,373.98	5,783.97	7,000.00
Social Activities	8,000.00	2,613.59	4,480.44	8,000.00
Golf Cart	6,000.00	365.94	627.33	2,000.00
Depreciation Golf Cart	0.00	833.20	1,874.70	0.00
	351,571.75	307,966.08	369,312.85	336,013.75
ADMINISTRATIVE:				
Bad Debt	15,000.00	0.00	0.00	15,000.00
Licenses, Fees, ASCAP/State	2,165.25	1,486.25	2,547.86	2,165.25
Accounting	52,000.00	30,331.00	51,996.00	52,000.00
Technology Software Portal	7,510.00	0.00	0.00	7,392.00
IT Contract & Support	4,000.00	4,035.63	6,918.22	4,000.00
Managerial Employee	75,000.00	45,624.40	78,213.26	80,000.00
Legal	15,000.00	2,145.46	3,677.93	5,000.00
Payroll - Administrative Employees	33,000.00	19,215.00	32,940.00	35,000.00
Contracted Admin Employee	13,000.00	9,720.00	16,662.86	18,200.00
Telephones	10,000.00	5,406.32	9,267.98	10,000.00
Compilation/ Audit / Tax Preparation	1,500.00	0.00	4,000.00	1,500.00
Office Supplies	20,000.00	6,881.28	11,796.48	17,000.00
Newsletter	20,000.00	7,063.87	12,109.49	20,000.00
Taxes - Sales	1,000.00	66.95	114.77	1,000.00
Taxes - Property	3,200.00	0.00	3,400.00	3,200.00
	272,375.25	131,976.16	233,644.85	271,457.25
INSURANCE:				
Insurance	115,000.00	56,375.40	96,643.54	111,850.00
	115,000.00	56,375.40	96,643.54	111,850.00
CLUBHOUSE:				
Recreation Supplies/Repairs	6,000.00	1,111.18	1,904.88	6,000.00
Exercise Equipment	10,000.00	3,752.75	6,433.29	6,000.00
Construction Improvements	90,000.00	41,347.46	70,881.36	90,000.00
Clubhouse Improvements	24,000.00	24,895.20	42,677.49	24,000.00
	130,000.00	71,106.59	121,897.01	126,000.00
TOTAL OPERATING EXPENSES				
	2,330,967.00	1,398,201.54	2,220,117.93	2,340,951.00
RESERVES:				
Air Conditioning	6,957.00	4,058.25	6,957.00	0.00
Pumps / Equipment	3,565.00	2,079.56	3,564.96	0.00
Painting	6,000.00	3,500.00	6,000.00	0.00
Paving	25,000.00	14,583.31	24,999.96	25,000.00
Pools	13,172.00	7,683.69	13,172.04	16,612.00
Pool Awnings	3,000.00	1,750.00	3,000.00	2,325.00
Pool Chairs / Tables	1,833.00	1,069.25	1,833.00	0.00
Roof	12,154.00	7,089.81	12,153.96	12,154.00
Tennis Courts	6,934.00	4,044.81	6,933.96	5,914.00
Clubhouse Chairs / Tables	0.00	0.00	0.00	0.00
Clubhouse Flooring	11,000.00	6,416.69	11,000.04	5,500.00
Perimeter Fence Reserve	24,725.00	14,422.94	24,725.04	24,608.00
Empty Lot - Capital Improvements	14,733.00	8,594.25	14,733.00	0.00
Deferred Maintenance	100,000.00	58,333.38	100,000.08	50,000.00
Front Entrance Gate Reserve	3,000.00	1,750.00	3,000.00	3,000.00
Gate Reserve	7,000.00	4,083.31	6,999.96	3,876.00
	239,073.00	139,459.25	239,073.00	148,989.00
TOTAL DISBURSEMENTS				
	2,570,040.00	1,537,660.79	2,459,190.93	2,489,940.00
Net Income (Loss)				
	0.00	8,258.37	222,478.31	0.00
Monthly Assessment - 2023				\$160.00