

2023-2024

EXPENSE - All Lots (160 Units)	Unit/Mo	Monthly	Annual
Management Fee (6270)	19.00	3,040.00	36,480.00
Printing/Postage/Mailing (7740)	0.25	40.00	480.00
Insurance (7715)	3.25	520.00	6,240.00
Professional Services (7720)	3.25	520.00	6,240.00
Tax Prep (7745)	0.50	80.00	960.00
Licenses, Permits and Taxes (7725)	0.25	40.00	480.00
Landscape Contract (7810)	44.00	7,040.00	84,480.00
Landscape Extras (7815)	22.00	3,520.00	42,240.00
General Maintenance (7820)	1.00	160.00	1,920.00
Telecommunications (7912)	30.50	4,880.00	58,560.00
Water/Sewer (7935)	20.00	3,200.00	38,400.00
Total Operating Expense - All Lots	144.00	23,040.00	276,480.00

REVENUE - All Lots (160 Units)	Unit/Mo	Monthly	Annual
Legal Fee Reimbursement (4109)	\$ (2.00)	\$ (320.00)	\$ (3,840.00)
Violation Fees (4117)	\$ (1.00)	\$ (160.00)	\$ (1,920.00)
Late Fees (5680)	\$ (1.00)	\$ (160.00)	\$ (1,920.00)
Operating Balance Contribution	\$ (5.00)	\$ (800.00)	\$ (9,600.00)
Total Revenue Historical	\$ (9.00)	\$ (1,440.00)	\$ (17,280.00)

Net Operating Expense (Expense - Revenue) - All Lots	\$ 135.00	\$ 21,600.00	\$259,200.00
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EXTRA OPERATING EXPENSE - ROWHOUSE (65 Units)	Unit/Mo	Monthly	Annual
Maintenance - Rowhouse	20.00	1,300.00	15,600.00
Insurance-Rowhouse	34.00	2,210.00	26,520.00
Total Extra Operating Expense	54.00	3,510.00	42,120.00

RESERVES	Unit/mo	Monthly	Annual
All Lots (160)	\$ 15.00	\$ 2,400.00	\$ 28,800.00
Extra Chateaus (50)	-	-	-
Extra Tamaracks (45)	\$ 45.00	\$ 2,025.00	\$ 24,300.00
Extra Rowhomes (65)	\$ 120.00	\$ 7,800.00	\$ 93,600.00
Total Reserves - All Lots		12,225.00	146,700.00

Total Assessment	Unit / Mo	Monthly	Annual
Chateaus / unit	150.00	7,500.00	90,000.00
Tamaracks / unit	195.00	8,775.00	105,300.00
Rowhomes / unit	324.00	21,060.00	252,720.00
Total Income			448,020.00