

<b>COUNTRY LAKE PATIO HOMES HOA</b>	<b>January-December 2022 Approved Budget with Reserves</b>	<b>January -November 8, 2022 Actual</b>	<b>January-December 2023 Proposed Budget with Reserves</b>
<b>Income:</b>			
Assessments	\$ 284,580.00	\$ 252,973.21	\$ 284,580.00
Interest Income	\$ -	\$ 2.31	
Late Fees Income	\$ -	\$ 318.12	
Violation Fine Income		\$ 150.00	
Reimbursed Attorney Fees		\$ 320.00	
Reimbursed Property Damage		\$ 1,400.00	
Visitor Parking Income		\$ 50.00	
<b>TOTAL INCOME</b>	<b>\$ 284,580.00</b>	<b>\$ 255,213.64</b>	<b>\$ 284,580.00</b>
<b>Operating Expenses:</b>			
Accounting/Tax Preparation	\$ 450.00	\$ 495.00	\$ 495.00
Bank Supplies(Coupon Booklets, Checks)	\$ 1,900.00	\$ 2,316.96	\$ 2,000.00
Insurance	\$ 9,000.00	\$ 8,509.78	\$ 11,000.00
Legal/Attorney Fees	\$ 4,500.00	\$ 17,945.50	\$ 2,500.00
License Permits and Fees-Sunbiz	\$ 61.25	\$ 367.50	\$ 300.00
Management Fees	\$ 39,780.00	\$ 36,465.00	\$ 39,780.00
Community Signs	\$ 1,000.00	\$ 331.61	\$ 3,200.00
Community General Supplies	\$ 500.00	\$ 8,802.02	\$ 2,000.00
Document Storage Fee	\$ 180.00	\$ 220.00	\$ 240.00
Postage	\$ 400.00	\$ 1,037.54	\$ 1,000.00
Printing & reproduction	\$ 1,250.00	\$ 4,806.00	\$ 4,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 59,021.25</b>	<b>\$ 81,296.91</b>	<b>\$ 66,515.00</b>
<b>Utilities</b>			
Electricity	\$ 14,000.00	\$ 12,803.49	\$ 15,306.00
<b>TOTAL UTILITIES</b>	<b>\$ 14,000.00</b>	<b>\$ 12,803.49</b>	<b>\$ 15,306.00</b>
<b>Maintenance &amp; Repairs</b>			
Gen. Maint. & Repairs	\$ 1,000.00	\$ 600.00	\$ 600.00
Janitorial/Groundskeeping Services	\$ 26,000.00	\$ 22,500.00	\$ 26,000.00
Parking Enforcement	\$ 3,600.00	\$ 2,800.00	\$ 3,600.00
Lawn Maint. & Landscaping	\$ 55,000.00	\$ 58,450.00	\$ 54,600.00
Tree Trimming	\$ 5,000.00	\$ 11,480.00	\$ 11,000.00
Irrigation System Maintenance & Repairs	\$ 2,500.00	\$ 4,600.00	\$ 1,000.00
Electrical Repairs	\$ 2,000.00	\$ 1,888.45	\$ 1,000.00
Paving/Asphalt Repairs	\$ 2,500.00	\$ 850.00	\$ 1,000.00
Trash Removal	\$ 2,500.00		\$ 500.00
Storm Drain Cleaning & Maintenance	\$ 12,500.00		\$ 13,000.00
Community Fence Repairs	\$ 42,000.00	\$ 117,104.00	\$ 61,000.00
Contingency	\$ 6,000.00		\$ 1,000.00
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>\$ 160,600.00</b>	<b>\$ 220,272.45</b>	<b>\$ 174,300.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 227,621.25</b>	<b>\$ 314,372.85</b>	<b>\$ 256,121.00</b>
Reserves	\$ 50,916.00	\$ -	\$ 28,459.00
<b>Total Net Income or Net Loss</b>	<b>\$ 42.75</b>	<b>\$ (59,159.21)</b>	<b>0.00</b>

Disclosures for 2023 Budget: Income based on 255 units at \$93.00 per unit per month

2023 Projected Reserves \$28,459.00