

PROPOSED BUDGET 2023-2024		PROPOSED	PROPOSED	PROPOSED	INTERNAL	
Fiscal Year 2023-2024 JUL 1, 2023-JUNE 30, 2024		PROPOSED BUDGET	BUDGET	BUDGET	BUDGET	
		July '23-June '24	July '23-June '24	July '23-June '24	July '23-June '24	
		DUES \$160	DUES \$165	DUES \$170	DUES \$175	
INCOME						
1	Association Dues-815 paying lots	\$ 521,600.00	\$ 533,825.00	\$ 546,050.00	\$ 558,275.00	1qtr @\$160, 3qtrs @increase
2	Initial Assessment	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	EST 15 Xfers
3	Design review fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
4	Lien Fee - reimbursement					
5	Other Income - NSF reimb./late fees					
6	Enforcement - Architectural					
7	Enforcement - other					
8	Bank Interest					
9	TOTAL INCOME	\$ 527,100.00	\$ 539,325.00	\$ 551,550.00	\$ 563,775.00	
EXPENSES						
ALL EXPENSES SAME						
10	Unit Billable					
11	Pond Maintenance	\$ 15,000.00				
12	Lakes/Stormwater	\$ 3,000.00				
13	Park/Lawn Maintenance	\$ 187,155.00				\$18155-Advantage increased from last year, \$144000-
14	Tree Replace/Maintain	\$ 16,000.00				
15	Sprinkler System	\$ 12,000.00				
16	Snow Removal	\$ 120,000.00				
17	Northwestern Energy	\$ 11,000.00				
18	Management/Accounting Fee	\$ 79,200.00				
19	Professional - design review	\$ 2,500.00				
20	Insurance	\$ 18,835.00				yet, increased by 3%
21	Legal/Acctg: attorney, liens, tax filing	\$ 10,000.00				
22	Office supplies, postage, website, bank fee	\$ 8,000.00				
23	Property Tax for open space	\$ 9,500.00				
24	Annual Meeting	\$ 60.00				
25	Christmas Lights - Décor	\$ 6,500.00				car took down all lights except big tree
26	Total OPERATING Expenses	\$ 498,750.00	\$ 498,750.00	\$ 498,750.00	\$ 498,750.00	
27	Net Inc/Exp (before Reserve Cont.)	\$ 28,350.00	\$ 40,575.00	\$ 52,800.00	\$ 65,025.00	
28	Reserve Acct. - Bal forward	\$ 238,508.38	\$ 238,508.38	\$ 238,508.38	\$ 238,508.38	
29	FUND Reserve / Future Replacements Contribution	\$ 25,000.00	\$ 35,000.00	\$ 45,000.00	\$ 60,000.00	
30	Projects/Replacement - TO BE COMPLETED	\$ (25,000.00)	\$ (25,000.00)	\$ (25,000.00)	\$ (25,000.00)	
31	Interest					
32	Net Reserve account total	\$ 238,508.38	\$ 248,508.38	\$ 258,508.38	\$ 273,508.38	
RESERVE TARGETS						
	RESERVE TARGET 6.30.23	\$ 491,049.00				
	RESERVE TARGET 6.30.2024	\$ 555,871.00				
	RESERVE TARGET 6.30.2025	\$ 530,143.00				