

2022 Year End Financial Expenses														
Operating Budget	2022 Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Income														
Dues	\$ 104,328.00	\$ 51,321.50	\$ 9,215.34	\$ 13,923.37	\$ 3,377.50	\$ 2,329.50	\$ 75,630.50	\$ 9,027.50	\$ 1,573.50	\$ 1,515.00	\$ 769.50	\$ 1,779.50	\$ 31,276.50	\$ 201,739.21
2022 Pre Paid Assessment	\$ -													\$ -
Late fees	\$ -		\$ 100.00	\$ 200.00	\$ 150.00	\$ 50.00	\$ 50.00			\$ 50.00	\$ 50.00			\$ 650.00
Capital	\$ -			\$ 500.00			\$ 250.00	\$ 250.00				\$ 750.00		\$ 1,750.00
Bank Interest	\$ 72.00	\$ 14.05	\$ 10.57	\$ 9.37	\$ 9.06	\$ 9.37	\$ 11.78	\$ 15.58	\$ 22.43	\$ 35.41	\$ 36.61	\$ 56.93	\$ 87.91	\$ 319.07
Clubhouse Income	\$ -						\$ 50.00				\$ 100.00		\$ 100.00	\$ 250.00
Special Assessment	\$ -													\$ -
Fines	\$ -													\$ -
Miscellaneous Income	\$ -			\$ 7,958.71						\$ 386.81				\$ 8,345.52
Total Income	\$ 104,400.00	\$ 51,335.55	\$ 9,325.91	\$ 22,591.45	\$ 3,536.56	\$ 2,388.87	\$ 75,992.28	\$ 9,293.08	\$ 1,595.93	\$ 1,987.22	\$ 956.11	\$ 2,586.43	\$ 31,464.41	\$ 213,053.80
Expenses														
Admin Fees	\$ 200.00		\$ 7.00											\$ 7.00
Management Fees	\$ 5,400.00	\$ 449.00		\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 449.00	\$ 4,939.00
Postage and Mailing Charges	\$ 1,500.00	\$ 74.25	\$ 60.91	\$ 92.39	\$ 140.49	\$ 60.34	\$ 625.85	\$ 138.78	\$ 62.31	\$ 62.95	\$ 63.45	\$ 558.45	\$ 84.65	\$ 2,024.82
Office Supplies	\$ 200.00			\$ 150.00										\$ 150.00
Annual Accounting Review/Tax Prep	\$ 250.00	\$ 132.94												\$ 132.94
Legal Fees	\$ 5,000.00	\$ 4,522.72	\$ 1,005.39	\$ 6,052.50	\$ 1,491.94	\$ 2,420.00		\$ 399.26		\$ 289.81		\$ 137.50		\$ 16,319.12
Audit fee	\$ -													\$ -
Meeting and Socials	\$ 200.00											\$ 112.00		\$ 112.00
Total Administrative Expenses	\$ 12,750.00	\$ 5,178.91	\$ 1,073.30	\$ 6,743.89	\$ 2,081.43	\$ 2,929.34	\$ 1,074.85	\$ 987.04	\$ 511.31	\$ 801.76	\$ 512.45	\$ 1,256.95	\$ 533.65	\$ 23,684.88
Fixed Costs														
Insurance (Liability/Property)	\$ 3,700.00		\$ 891.00		\$ (1,281.29)	\$ 979.00	\$ 2,037.00	\$ 1,781.00						\$ 4,406.71
Federal Income Tax	\$ -													\$ -
State Income Tax	\$ -													\$ -
Property Tax	\$ -													\$ -
Total Fixed Costs	\$ 3,700.00	\$ -	\$ 891.00	\$ -	\$ (1,281.29)	\$ 979.00	\$ 2,037.00	\$ 1,781.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,406.71
Operating Costs														
Electrical (Duke)	\$ 15,000.00	\$ 790.68	\$ 777.94	\$ 912.86	\$ 916.20	\$ 1,206.45	\$ 787.13	\$ 1,405.33	\$ 1,411.51	\$ 1,447.68	\$ 1,447.69	\$ 1,287.90	\$ 958.06	\$ 13,349.43
Pool Operating Exp	\$ 13,500.00	\$ 133.44	\$ 133.44	\$ 133.44	\$ 1,676.13	\$ 2,161.60	\$ 3,458.70	\$ 3,746.93	\$ 2,797.49	\$ 1,190.00				\$ 15,431.17
Pool supplies	\$ 4,000.00					\$ 732.27	\$ 179.84	\$ 165.13						\$ 1,077.24
Pool Repair		1601.25						\$ 450.00	\$ 124.43		\$ 181.22			
Telephone	\$ 900.00	\$ 75.12	\$ 74.64	\$ 74.86	\$ 206.86	\$ 74.70	\$ 74.77	\$ 74.77	\$ 75.87	\$ 75.37	\$ 75.37	\$ 74.88	\$ 75.10	\$ 1,032.31
Pool Water & Sewer					\$ 150.00									
Club House Supplies	\$ 250.00					\$ 225.00						\$ 342.29		\$ 567.29
Total Operating Costs	\$ 33,650.00	\$ 2,600.49	\$ 986.02	\$ 1,121.16	\$ 2,949.19	\$ 4,400.02	\$ 4,500.44	\$ 5,842.16	\$ 4,409.30	\$ 2,713.05	\$ 1,704.28	\$ 1,705.07	\$ 1,033.16	\$ 33,964.34
Contracted Services														
Landscaping	\$ 32,000.00	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 2,093.55	\$ 25,122.60
Trash Removal	\$ 280.00			\$ 64.50		\$ 64.50				\$ 75.39		\$ 76.50	\$ 79.00	\$ 359.89
Exterminator	\$ 500.00			\$ 75.00				\$ 75.00		\$ 75.00				\$ 225.00
Janitorial Services	\$ 400.00					\$ 150.00	\$ 100.00	\$ 100.00		\$ 125.00	\$ 225.00	\$ 100.00	\$ 100.00	\$ 900.00
Pine Needles	\$ 6,000.00				\$ 3,437.50									\$ 3,437.50
Total Contracted Services	\$ 39,180.00	\$ 2,093.55	\$ 2,093.55	\$ 2,233.05	\$ 5,531.05	\$ 2,308.05	\$ 2,193.55	\$ 2,268.55	\$ 2,093.55	\$ 2,368.94	\$ 2,318.55	\$ 2,270.05	\$ 2,272.55	\$ 30,044.99
Misc. Expenses														
Grounds Maint.	\$ 1,200.00							\$ 787.50	\$ 787.50	\$ 720.56	\$ 605.00	\$ 585.00		\$ 3,485.56
Gen. Maint/Repair	\$ 750.00					\$ 141.28								\$ 141.28
Security Services	\$ 500.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00		\$ 385.00
Club House Maint.	\$ 250.00				\$ 10,121.40	\$ 2,056.60								\$ 12,178.00
Pond Maintenance	\$ 600.00	\$ 133.44	\$ 133.44				\$ 549.96			\$ 133.44				\$ 950.28
Fence Repair	\$ -													\$ -
Website Fee	\$ 180.00	\$ 55.52		\$ 215.28										\$ 270.80
Total Misc. Expenses	\$ 3,480.00	\$ 223.96	\$ 168.44	\$ 250.28	\$ 10,156.40	\$ 2,232.88	\$ 584.96	\$ 822.50	\$ 822.50	\$ 889.00	\$ 640.00	\$ 620.00	\$ -	\$ 17,410.92
Total Non-Reserve Expense	\$ 92,760.00	\$ 10,096.91	\$ 5,212.31	\$ 10,348.38	\$ 19,436.78	\$ 12,849.29	\$ 10,390.80	\$ 11,701.25	\$ 7,836.66	\$ 6,772.75	\$ 5,175.28	\$ 5,852.07	\$ 3,839.36	\$ 109,511.84
Capital Expenses														\$ 103,541.96
Capital Reserve Funding	\$ 10,432.80													\$ -
Total Capital Expenses	\$ 10,432.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CASH FLOW		\$ 41,238.64	\$ 4,113.60	\$ 12,243.07	\$ (15,900.22)	\$ (10,460.42)	\$ 65,601.48	\$ (2,408.17)	\$ (6,240.73)	\$ (4,785.53)	\$ (4,219.17)	\$ (3,265.64)	\$ 27,625.05	\$ 103,541.96

