



**Assessments/ Income**

Net Income 2020	Budget 2021	Net Expenses 2021	Net Income 2021	Budget 2022	Net Expenses 2022	Net Income 2022	Initial Proposed Budget 2023*
\$ 20,760.00	\$15,750.00		\$ 15,350.00	\$ 15,750.00		\$ 17,495.00	\$ 18,375.00
							*proposing \$175 annual assessment

**Expenses**

Landscaping	\$ 4,000.00	\$ 4,000.00	\$ 5,350.00	\$ 5,525.00
Additional Landscaping to be reimb. 2022		\$ 250.00		
Mulch and River Rock	\$ 700.00	-	\$ 1,000.00	\$ 1,105.00
Water	\$ 2,700.00	\$ 1,629.35	\$ 2,350.00	\$ 1,753.61
Electric	\$ 250.00	\$ 234.05	\$ 250.00	\$ 425.71
Taxes	\$ 100.00	\$ 125.00	\$ 150.00	\$ 125.00
Stamps	\$ 165.00	\$ 510.00	\$ -	\$ -
Reimbursements	\$ 900.00	\$ 521.52	\$ 750.00	\$ 231.75
Property Insurance	\$ 3,600.00	\$ 3,365.05	\$ 3,600.00	\$ 3,612.60
Department of State	\$ 65.00	\$ 61.25	\$ 100.00	\$ 61.25
Post Office Box Annual Fee	\$ 160.00	\$ 188.00	\$ 225.00	\$ 212.00
Community Yard Sale Adv.	\$ 100.00	\$ 43.67	\$ 100.00	\$ 59.92
Annual Picnic	\$ 250.00	-	\$ 250.00	\$ -
Bok Tower Rental	\$ 100.00	-	\$ 100.00	\$ -
Christmas Decorating Contest	\$ 225.00	\$ 225.00	\$ 225.00	\$ 225.00
Website Hosting	\$ 100.00	\$ 294.00	\$ 300.00	\$ 294.00
Front Wall RESERVES	\$ -	\$ 14.11	\$ -	\$ -
Transfer to CDs	\$ -	\$ -	\$ -	\$ 5,000.00
CAPO Security			\$ -	\$ 2,236.30
Pressure Washing Wall	\$ 700.00	\$ 589.00	\$ 1,000.00	
Wall Repair	\$ 1,635.00	\$ 3,300.00	\$ -	\$ 175.00
Totals	\$ 20,760.00	\$ 15,350.00	\$ 15,350.00	\$ 21,042.14
			\$ 17,495.00	\$ 18,375.00

99 of 105 homeowners have paid annual assessments in full for 2022

The six missing lot numbers are as follows: 12, 40, 47, 48, 94, 104

12/31/2022

CDs	Next Maturity Date	Balance
Ending 4128	March 19, 2023	\$ 10,220.32
Ending 4450	September 5, 2023	\$ 10,202.00



2022 Checking Account Summary  
January 1 - December 31, 2022

	Net Expenses	Net Income	
<b>Beginning Balance</b>			\$ 32,472.20
<b>Assessments/ Refunds</b>		\$ 17,495.00	
Regular Assessments*	14250		
Reimbursements from 2021 owner	250		
Additional (Late fees, estoppel)	2995		
<b>Expenses</b>			
Landscaping	\$ 5,525.00		
Mulch and River Rock	\$ 1,105.00		
Water	\$ 1,753.61		
Jan	225.76		
Feb	177.10		
Mar	250.09		
Apr	150.17		
May	128.02		
June	135.41		
July	105.88		
Aug	113.26		
Sept	98.50		
Oct	135.41		
Nov	101.87		
Dec	132.14		
Electric	\$ 425.71		
Jan	35.50		
Feb	35.50		
Mar	35.47		
Apr	35.47		
May	35.46		
June	35.48		
July	35.47		
Aug	35.47		
Sept	35.46		
Oct	35.47		
Nov	35.47		
Dec	35.49		
Taxes	\$ 125.00		
Website	\$ 294.00		
PO BOX Rental	\$ 212.00		
Christmas Decoration	\$ 225.00		
Yard Sale Adv.	\$ 59.92		
Reimbursements	\$ 231.75		
Irrigation	28.14		
Fertilizer	72.73		
Deposit slips	55.80		
Binder and Paper	10.59		
Non-sufficient check fee	8.00		
Newsletter mail-out	56.49		
Front Wall Repairs	\$ 175.00		
Department of State	\$ 61.25		
Transfer to CD #4128	\$ 5,000.00		
CAPO Security	\$ 2,236.30		
Property Insurance	\$ 3,612.60		
<b>Net Changes</b>	\$ 21,042.14	\$ 17,495.00	\$ (3,547.14)
Ending Balance			\$ 28,925.06

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12/31/2022

99\* of 105 homeowners have paid annual assessments in full for 2022

The six missing lot numbers are as follows: 12, 40, 47, 48, 94, 104

\*four homeowners paid in 2021 for 2022

CDs	Next Maturity Date	Balance
Ending 4128	March 19, 2023	\$ 10,220.32
Ending 4450	September 5, 2023	\$ 10,202.00