

**Billy Creek Lot Owners' Association, Inc.**  
**Approved Budget**  
**For Year January 1, 2023 Through December 31, 2023**

	Approved 2022 Budget	Actual Jan-Dec 2022	Approved 2023 Budget
<b>Income</b>			
Member Fees	\$110,456.70	\$112,498.64	\$114,236.41
Interest Income		\$12.96	
Miscellaneous Income			
Transfer from Reserve			
<b>Total Income</b>	<b>\$110,456.70</b>	<b>\$112,511.60</b>	<b>\$114,236.41</b>
<b>Expenses</b>			
Accounting/Tax Preparation	\$5,000.00	\$7,578.75	\$5,000.00
Bad Debt	\$500.00		\$500.00
Office Expenses/Bank Charges	\$1,200.00	\$924.25	\$1,200.00
Legal Fees	\$6,000.00	\$81.25	\$6,000.00
Taxes, Fees, Permits	\$61.25	\$61.25	\$61.25
Management Fees	\$9,000.00	\$9,000.00	\$9,500.00
Landscape Maintenance & Improvement	\$40,000.00	\$39,337.50	\$42,000.00
Individual Property Maintenance Compliance	\$3,600.00		\$3,600.00
Ditch/Lake/Preserve Maintenance	\$21,000.00	\$21,237.50	\$21,000.00
Entry/Fences/Signs/Irrigation	\$5,000.00	\$604.96	\$5,000.00
Drainage	\$3,100.00		\$3,100.00
Water	\$1,000.00	\$481.30	\$1,000.00
Electricity	\$1,000.00	\$941.59	\$1,000.00
Insurance	\$7,500.00	\$5,873.98	\$7,500.00
Reserve Transfer (Contingency)	\$6,495.45	\$6,500.95	\$7,775.16
State Tax (Penalties)			
US Income Tax			
<b>Total Expenses</b>	<b>\$110,456.70</b>	<b>\$92,623.28</b>	<b>\$114,236.41</b>
<b>Net Income (Loss) Before Taxes</b>	<b>0.00</b>	<b>19,888.32</b>	<b>0.00</b>

**Approved 2023 Fee Assessment @ \$61.98 per 1/10th Acre**

	\$61.98	Sq. Ft.	Fees
2023 Members Fee Assessment	\$61.98	8,029,205	\$114,236.41

**Billy Creek Lot Owners Association**  
**Approved Reserve Schedule**  
**For Year January 1, 2023 Through December 31, 2023**

	Replacement Cost	Projected Balance 12/31/2022	Est Life	Remain Life	Cost Per Year
Drainage	\$20,000.00	\$15,272.40	7	2	\$2,363.80
Emergency/Storm Fund	\$15,000.00	\$6,040.00	10	7	\$1,280.00
General Reserve	\$46,510.98	\$46,510.98	10	10	\$0.00
Signs	\$60,000.00	\$9,486.47	25	22	\$2,296.07
Irrigation Pumps	\$8,000.00	\$2,000.00	8	5	\$1,200.00
Irrigation Wells	\$12,000.00	\$1,200.00	20	17	\$635.29
<b>Total Reserves</b>	<b>\$161,510.98</b>	<b>\$80,509.85</b>			<b>\$7,775.16</b>