

2023 Operating Fund Budget		2023 Operating Fund Actual @ 03/31		2022 Operating Fund Actual Full Year		
GL.NO	Amount		Amount		Amount	
	Revenues-Operating Fd		Revenues-Operating Fd		Revenues-Operating Fd	
103	Surplus from Previous Year	\$0.00	Surplus from Previous Year	\$4,671.51	Surplus from Previous Year	\$1,802.88
301.1	HOA Assessments	\$70,200.00	HOA Assessments	\$66,036.58	HOA Assessments	\$67,650.55
301.2	Assessment Discount	(\$200.00)	Assessment Discount		Assessment Discount	(\$200.00)
302	HOA Garbage Fee Income	\$1,900.00	HOA Garbage Fee Income	\$2,100.00	HOA Garbage Fee Income	\$1,200.00
303	HOA Late Fee	\$0.00	HOA Late Fee	\$75.00	HOA Late Fee	\$150.00
304	Motorcoach Payment	\$3,600.00	Motorcoach Payment		Motorcoach Payment	\$3,600.00
305	Lot Transfer Fee	\$2,000.00	Lot Transfer Fee	\$3,000.00	Lot Transfer Fee	\$4,000.00
306	Shared Well Payment	\$200.00	Shared Well Payments	\$310.09	Shared Well Payments	\$100.00
307	Owners Lawn Service Income	\$6,500.00	Owners Lawn Service Income	\$3,385.00	Owners Lawn Service Income	\$8,430.00
308	Owners Landscaping Income	\$1,200.00	Owners Landscaping Income		Owners Landscaping Income	\$1,150.00
309	Gate Remote Sales	\$0.00	Gate Remote Sales		Gate Remote Sales	\$40.00
390	Road/Infrastructure Impact Fee	\$0.00	Road/Infrastructure Impact Fee	\$3,000.00	Road/Infrastructure Impact Fee	
391	Mulch Rebate (Shorty Lawn)	\$0.00	Mulch Rebate (Shorty Lawn)		Mulch Rebate (Shorty Lawn)	
392	Blue Ridge Energy Rebate	\$0.00	Blue Ridge Energy Rebate		Blue Ridge Energy Rebate	\$56.16
398	Transfer from Reserve	\$0.00	Transfer from Reserve		Transfer from Reserve	
399	Other income	\$0.00	Other Income	\$33.74	Other Income	
	Total Operating Revenues	\$85,400.00	Total Operating Revenues	\$82,611.92	Total Operating Revenues	\$87,979.59

GL.NO	2023 Operating Fund Budget		2023 Operating Fund Actual @ 03/31		2022 Operating Fund Actual Full Year	
		Amount		Amount		Amount
	Expenses-Operating Fd		Expenses-Operating Fd		Expenses-Operating Fd	
401	Donations/Gifts	\$700.00	Donations/Gifts		Donations/Gifts	\$450.00
402	Community Decorations/Flags	\$200.00	Community Decorations/Flags		Community Decorations/Flags	\$26.74
403	Community Events	\$300.00	Community Events		Community Events	
404	Office Supplies/Postage	\$500.00	Office Supplies/Postage	\$24.00	Office Supplies/Postage	\$573.46
405	Web Site & Domain Name	\$250.00	Web Site & Domain Name	\$83.31	Web Site & Domain Name	
406	Micrsoft Office	\$100.00	Micrsoft Office		Micrsoft Office	
410	Pool Maintenance	\$4,000.00	Pool Maintenance		Pool Maintenance	\$3,928.86
411	Pool Chemicals	\$1,000.00	Pool Chemicals		Pool Chemicals	\$1,057.92
412	Pool Supplies/Materials	\$1,000.00	Pool Supplies/Materials		Pool Supplies/Materials	\$816.60
413	Pool Permit/Cert Class	\$225.00	Pool Permit/Cert Class		Pool Permit/Cert Class	\$225.00
414	Pool Repairs	\$0.00	Pool Repairs	\$107.00	Pool Repairs	
415	Pool/Gym Building	\$500.00	Pool/Gym Building		Pool/Gym Building	\$4,205.90
416	Pond Maintenance	\$1,200.00	Pond Maintenance		Pond Maintenance	\$1,094.71
420	Maintenance Grounds	\$1,300.00	Maintenance Grounds		Maintenance Grounds	\$398.69
421	Mulch	\$1,500.00	Mulch	\$1,300.00	Mulch	\$1,200.00
422	Maintenance Roads	\$5,000.00	Maintenance Roads	\$2,472.19	Maintenance Roads	\$5,499.30
423	Maintenance Outside Contract	\$1,000.00	Maintenance Outside Contract	\$321.00	Maintenance Outside Contract	\$307.41
424	Road Repair	\$5,000.00	Road Repair		Road Repair	\$4,100.00
425	Fence/Signage Repairs	\$1,000.00	Fence/Signage Repairs		Fence/Signage Repairs	
426	Snow Removal	\$400.00	Snow Removal		Snow Removal	
427	Community Lawn Service	\$23,000.00	Community Lawn Service		Community Lawn Service	\$22,120.00
428	Owners Lawn Service	\$6,500.00	Owners Lawn Service		Owners Lawn Service	\$8,280.00

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		Amount		Amount		Amount
429	Owners Landscaping	\$1,200.00	Owners Landscaping		Owners Landscaping	\$1,250.00
430	Pest Control Maintenance	\$650.00	Pest Control Maintenance		Pest Control Maintenance	\$650.00
431	Building Repairs/Stain/Paint	\$1,500.00	Building Repairs/Stain/Paint		Building Repairs/Stain/Paint	
432	Garbage Pickup	\$1,500.00	Garbage Pickup	\$450.00	Garbage Pickup	\$900.00
440	Phone/Internet	\$1,500.00	Phone/Internet	\$358.17	Phone/Internet	\$1,307.67
441	Electricity	\$10,000.00	Electricity	\$3,120.39	Electricity	\$10,372.89
442	Propane Gas	\$4,000.00	Propane Gas		Propane Gas	\$5,370.00
450	Insurance	\$3,900.00	Insurance	\$3,319.00	Insurance	\$3,807.00
451	Property Taxes	\$1,100.00	Property Taxes		Property Taxes	\$868.67
452	H&R Block Taxes	\$300.00	H&R Block Taxes		H&R Block Taxes	\$300.00
453	Franchise Tax	\$200.00	Franchise Tax		Franchise Tax	\$432.48
454	Accounting	\$500.00	Accounting		Accounting	\$240.00
455	Legal Fees	\$500.00	Legal Fees		Legal Fees	
456	Bank Transaction Fees	\$0.00	Bank Transaction Fees		Bank Transaction Fees	\$0.00
490	Impact Fee Refund	\$0.00	Impact Fee Refund	\$1,000.00	Impact Fee Refund	\$1,500.00
491	Owner Refunds	\$0.00	Owner Refunds		Owner Refunds	
492	Tractor Lease	\$0.00	Tractor Lease		Tractor Lease	
498	Transfer to Reserve	\$0.00	Transfer to Reserve	\$4,671.51	Transfer to Reserve	\$1,802.88
499	Other Expense	\$0.00	Other Expense		Other Expense	\$221.90
	Total Operating Expenses	\$81,525.00	Total Operating Expenses	\$17,226.57	Total Operating Expenses	\$83,308.08
501	Net Income YTD	\$3,875.00	Net Income YTD	\$65,385.35	Net Income YTD	\$4,671.51

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GL.NO	Amount		Amount		Amount	
2023 Reserve Fund Budget		2023 Reserve Fund Actual @ 03/31		2022 Reserve Fund Actual Full Year		
591	Beginning Balance 01/01/23	\$22,305.44	Beginning Balance 01/01/23	\$22,305.44	Beginning Balance 01/01/22	\$20,500.37
592	Interest Income	\$300.00	Interest Income	\$0.55	Interest Income	\$2.19
593	Transfers IN	\$3,875.00	Transfers IN	\$4,671.51	Transfers IN	\$1,802.88
598	Transfers OUT	\$0.00	Transfers OUT		Transfers OUT	\$0.00
599	Ending Balance 12/31/23	\$26,480.44	Ending Balance 03/31/23	\$26,977.50	Ending Balance 12/31/22	\$22,305.44