

2022 Actual @ 09/30		Proposed 2022 Budget		2021 Actual	
Income		Income		Income	
Surplus from 2021	\$1,802.88			Surplus from 2020	\$8,927.60
HOA Assements - 2022	\$67,362.40	HOA Assesments	\$67,300.00	HOA Assesments - 2021	\$65,878.70
HOA Garbage Fee Income - 2022	\$1,200.00	HOA Garbage Fee Income	\$1,200.00	HOA Garbage Fee Income - 2021	\$1,200.00
HOA Late Fee 2022	\$150.00	HOA Late Fee 2022	\$0.00	HOA Late Fee 2021	\$375.00
Motorcoach Payment 2022	\$3,600.00	Motorcoach Payment 2022 (13)	\$3,900.00	Motorcoach Payment 2021 (13)	\$3,900.00
Lot Transfer Fee 2022	\$3,500.00	Lot Transfer Fee	\$0.00	Lot Transfer Fee 2021	\$4,000.00
Shared Well Payments	\$100.00	Shared Well Payment	\$200.00	Shared Well Payment 2021	\$200.00
Lawn Service Income	\$8,430.00	Lawn Service Income	\$6,600.00	Lawn Service Income 2021	\$6,510.00
Owners Trimming	\$1,150.00	Owners Trimming	\$1,700.00	Owners Trimming	\$1,675.00
Sale of Gate Clickers		Sale of Gate Clickers	\$0.00	Sale of Gate Clickers 2021	\$25.00
Blue Ridge Energy Rebate	\$56.16			Shorty's Lawn Service (Mulch)	\$3,793.62
Transfer from Reserve		Transfer from Reserve	\$0.00	Transfer from Reserve	\$38,431.12
New Building Impact Fees		New Building Impact Fee	\$0.00	New Building Impact Fees	\$7,500.00
				Other income	\$592.99
Total Received	\$87,351.44		\$80,900.00		\$143,009.03
Expenses		Expenses		Expenses	

Donations		Donations	\$500.00	Donations	\$575.00
Community Decorations		Community Decorations	\$350.00	Community Decorations	\$347.43
Community Gatherings		Community Gatherings	\$250.00	Community Gatherings	\$5.28
Office Supplies	\$427.35	Office Supplies	\$750.00	Office Supplies	\$636.12
Web Site & Domain Name		Web Site & Domain Name	\$220.00	Web Site & Domain Name	\$211.04
Microsoft Office		Micrsoft Office	\$75.00	Microsoft Office	\$74.71
Pool Maintenance	\$3,928.86	Pool Maintenance	\$3,000.00	Pool Maintenance	\$6,105.58
Pool Supplies	\$565.74	Pool Supplies	\$1,520.00	Pool Supplies	\$1,786.06
Pool Future Needs	\$816.60	Pool Future Needs	\$1,500.00	Pool Future Needs	\$106.99
Pool Permit	\$225.00	Pool Permit	\$150.00	Pool Permit	\$150.00
				Pool Building Permits	\$422.95
Pool/Gym Building	\$4,205.90			Pool Building	\$52,351.44
Pond Maintenance	\$1,094.71	Pond Maintenance	\$1,600.00	Pond Maintenance	\$1,632.47
Maintenance Grounds	\$398.69	Maintenance Grounds	\$1,500.00	Maintenance Grounds	\$1,443.60
Mulch	\$1,200.00	Mulch	\$1,200.00	Mulch	\$5,418.78
Maintenance Roads	\$5,470.00	Maintenance Roads	\$2,000.00	Maintenance Roads	\$2,394.81
Maintenance Outside Contract	\$307.41	Maintenance Outside Contract	\$3,000.00	Maintenance Outside Contract	\$2,109.02
Road Repairs	\$4,100.00	Road Repair	\$5,000.00	Road Repairs	\$6,169.00
Snow Removal		Snow Removal	\$400.00	Snow Removal	\$0.00
Impact Fee Refund	\$1,000.00				
				Tractor Lease	\$1,300.00
Shorty's Lawn Service (Com)	\$22,120.00	Shorty's Lawn Service	\$22,120.00	Shorty's Lawn Service	\$18,830.00
Owners Lawn Service Payments	\$8,280.00	Owners Lawn Service Payments	\$6,700.00	Owners Lawn Service Payments	\$6,510.00

Owners Trimming Payments	\$1,250.00	Owners Trimming Payments	\$1,700.00	Owners Trimming Payments	\$2,275.00
Pest Control Maintenance	\$650.00	Pest Control Maintenance	\$500.00	Pest Control Maintenance	\$300.00
Staining & Painting		Staining & Painting	\$3,800.00	Staining & Painting	\$0.00
Garbage	\$900.00	Garbage	\$900.00	Garbage	\$900.00
Phone/Internet	\$950.56	Phone/Internet	\$1,100.00	Phone/Internet	\$1,083.28
Electricity	\$7,612.51	Electricity	\$10,000.00	Electricity	\$9,943.12
Propane Gas	\$3,264.14	Propane Gas	\$4,000.00	Propane Gas	\$2,995.33
Insurane	\$3,807.00	Insurance	\$2,900.00	Insurance	\$2,859.00
Property Taxes	\$868.67	Property Taxes	\$1,100.00	Property Taxes	\$1,075.24
<i>Professinal Fees</i>				Owners Refund	\$900.00
Accounting	\$240.00	Accounting	\$500.00	Accounting	\$567.30
Legal Fees		Legal Fees	\$500.00	Legal Fees	\$800.00
H&R Block Taxes	\$300.00	H&R Block Taxes	\$300.00	H&R Block Taxes	\$0.00
Franchise Tax	\$200.00				
Transfer to Reserve	\$1,802.88	Transfer to Reserve		Transfer to Reserve	\$8,927.60
Total Expenses	\$75,986.02	Total Expenses	\$79,135.00	Total Expenses	\$141,206.15
Net Income YTD	\$11,365.42	Net Income YTD	\$1,765.00	Net Income YTD	\$1,808.02
RESERVE ACCOUNT ACTUAL		RESERVE ACCOUNT 2022		RESERVE ACCOUNT 2020	
9/30/2022	\$22,304.88			12/31/2021	\$20,500.00