



Lake Forest II

Master Homeowners Association

2021

Approved

**Master & Tract
Operating Budgets
& Reserves**

CONSOLIDATED STATEMENT

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET	2020 TO 2021 VARIANCE
REVENUE						
RECREATION	463,977	439,752	425,285	115,870	286,160	(139,125)
NEWSLETTER	15,418	18,863	18,000	5,292	18,000	0
ADULT LOUNGE/RENTALS	120,465	128,206	121,179	18,297	60,596	(60,583)
COMMUNITY SERVICES	22,203	24,991	20,000	17,586	20,000	0
ACCOUNTING	75,908	90,832	66,600	68,631	73,800	7,200
ADMINISTRATION	2,254,116	2,363,958	2,426,266	1,820,020	2,457,390	31,124
TOTAL REVENUE	2,952,087	3,066,612	3,077,330	2,045,696	2,915,946	(161,384)
SALARY EXPENSES						
RECREATION	157,225	166,145	172,045	74,712	161,462	(10,583)
NEWSLETTER	21,442	21,469	22,131	15,650	21,934	(197)
ADULT LOUNGE/RENTALS	47,000	51,674	52,986	21,227	47,333	(5,653)
COMMUNITY SERVICES	434,499	436,338	463,083	265,462	441,979	(21,104)
ACCOUNTING	97,916	98,917	109,946	71,006	107,292	(2,654)
MAINTENANCE	342,900	440,466	487,200	336,228	476,287	(10,913)
ADMINISTRATION	175,259	211,384	221,676	130,799	225,555	3,879
TOTAL SALARY EXPENSES	1,276,240	1,426,395	1,529,067	915,078	1,481,842	(47,225)
EXPENSES						
RECREATION	385,476	379,932	369,964	115,733	264,053	(105,911)
NEWSLETTER	37,244	43,709	40,626	20,319	40,626	0
ADULT LOUNGE/RENTALS	30,753	14,736	14,463	7,454	12,758	(1,705)
COMMUNITY SERVICES	18,116	33,596	31,364	11,448	24,490	(6,874)
ACCOUNTING	72,493	79,799	88,800	63,291	88,280	(520)
MAINTENANCE	799,655	760,867	761,890	484,943	737,618	(24,272)
ADMINISTRATION	216,633	239,268	241,156	160,947	266,280	25,124
TOTAL OPERATING EXPENSES	1,560,370	1,551,906	1,548,263	864,136	1,434,105	(114,158)
TOTAL EXPENSES	2,836,611	2,978,301	3,077,330	1,779,214	2,915,947	-161,383
NET PROFIT/LOSS	115,476	88,311	0	266,482	0	0

RECREATION

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					
411 - SPONSORSHIPS	450	775	600	600	600
412 - 4TH OF JULY	43,245	41,732	43,100	0	35,000
413 - CLASS INSTRUCTION FEES	154,607	143,490	140,000	55,149	48,000
416 - LESSONS - SWIM	39,555	39,369	38,800	4,081	37,350
418 - RECREATION PROGRAMS	10,409	13,160	16,000	4,070	8,000
420 - LESSONS - TENNIS	145,511	134,483	129,495	43,961	103,120
421 - FITNESS CNTR SUPPLIES	178	345	150	16	150
422 - SALES - VENDING	150	399	480	360	480
424 - CAMPS	20,270	17,954	14,000	0	14,000
430 - GUEST FEES	49,602	48,046	41,460	7,634	39,460
438 - COMMISSIONS - SNK BAR	0	0	1,200	0	0
TOTAL INCOME	463,977	439,752	425,285	115,870	286,160
EXPENSES - SALARIES					
601 - SALARIES	49,723	52,770	51,498	18,771	38,720
602 - OVERTIME PAY	312	517	300	46	300
603 - TENNIS	24,391	26,377	33,696	26,268	33,696
604 - LIFEGUARDS	38,881	40,541	45,722	17,953	45,900
605 - SWIM INSTRUCTION	23,926	26,079	18,783	3,750	23,200
606 - P/R COSTS	15,794	15,700	18,000	7,255	15,600
607 - GROUP INSURANCE	4,198	4,163	4,046	670	4,046
TOTAL SALARIES	157,225	166,145	172,045	74,712	161,462
EXPENSES - OPERATING					
610 - SUPPLIES EQUIPMENT	2,538	2,009	1,753	2,097	2,200
611 - SUPPLIES -GENERAL	2,131	1,140	1,350	108	1,350
613 - CLUB HOSTED EVENTS	7,640	12,633	8,650	1,215	8,650
614 - SUPPLIES - TRN CLS	468	1,158	0	0	0
615 - SUPPLIES - UNIFORMS	1,089	1,628	1,485	728	1,485
629 - SUPPLIES - OTHER	2,230	2,555	2,350	1,517	2,350
633 - TELEPHONE	600	600	600	500	600
642 - SRVCS - INSTRUCTORS	122,853	113,550	112,000	50,791	38,400
643 - SRVCS - PROS	116,406	107,594	103,596	35,898	82,496
644 - SUPPLIES - NETS/EQUIPMENT	1,409	1,785	3,050	684	2,650
651 - SRVCS - ADVERTISING	5,038	5,357	5,136	1,651	5,136
662 - R & M EQUIPMENT	150	524	400	0	400
663 - R & M FITNESS CENTER	3,184	5,699	4,100	2,417	4,100
664 - R & M AED EQUIPMENT	1,618	235	850	364	850
685 - RECREATION PROGRAMS	8,979	10,677	12,450	4,578	5,745
686 - 4TH OF JULY	109,144	112,787	112,194	13,185	107,641
687 - MISC.	0	0	0	0	0
TOTAL OPERATING	385,476	379,932	369,964	115,733	264,053
TOTAL EXPENSES	542,701	546,077	542,009	190,446	425,515
RECREATION TOTAL	(78,723)	(106,325)	(116,724)	(74,575)	(139,355)

COMMUNICATIONS - NWLTR/WEB

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					
400 - ADVERTISEMENT	15,418	18,863	18,000	5,292	18,000
TOTAL INCOME	<u>15,418</u>	<u>18,863</u>	<u>18,000</u>	<u>5,292</u>	<u>18,000</u>
EXPENSES - SALARIES					
601 - SALARIES	19,240	19,388	19,760	14,060	19,760
606 - P/R COSTS	2,202	2,081	2,371	1,590	2,174
TOTAL SALARIES	<u>21,442</u>	<u>21,469</u>	<u>22,131</u>	<u>15,650</u>	<u>21,934</u>
EXPENSES - OPERATING					
613 - SUPPLIES - POSTAGE	10,329	11,750	11,520	7,919	11,520
650 - SERVICES - PRINTING	15,198	16,072	14,592	6,666	14,592
652 - SERVICES - EDITORIAL	8,064	8,064	8,064	4,032	8,064
653 - WEB MAINTENANCE	1,890	5,126	4,200	618	4,200
689 - SERVICES - MAILING	1,763	2,697	2,250	1,085	2,250
TOTAL OPERATING	<u>37,244</u>	<u>43,709</u>	<u>40,626</u>	<u>20,319</u>	<u>40,626</u>
TOTAL EXPENSES	<u>58,685</u>	<u>65,178</u>	<u>62,757</u>	<u>35,969</u>	<u>62,560</u>
NEWSLETTER TOTALS	<u>(43,268)</u>	<u>(46,315)</u>	<u>(44,757)</u>	<u>(30,677)</u>	<u>(44,560)</u>

ADULT LOUNGE/RENTAL FACILITIES

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					
420 - SALES - LOUNGE	36,446	36,965	30,000	4,248	15,000
421 - SALES - RENTALS	38,483	39,373	38,000	6,916	19,000
422 - SALES - EVENTS	17,722	22,698	24,780	750	12,400
436 - ROOM RESERVATIONS*	64,386	59,125	61,800	13,108	30,900
503 - COST OF SALES	(36,572)	(29,955)	(33,401)	(6,725)	(16,704)
TOTAL INCOME	120,465	128,206	121,179	18,297	60,596
EXPENSES - SALARIES					
601 - LOUNGE	8,868	11,302	8,450	1,770	7,510
602 - OVERTIME PAY	395	312	500	35	500
603 - RENTALS	12,975	14,219	15,000	3,828	10,608
604 - RENTAL COORDINATOR	19,976	21,080	23,359	13,432	24,024
606 - P/R COSTS	4,786	4,762	5,677	2,162	4,691
TOTAL SALARIES	47,000	51,674	52,986	21,227	47,333
EXPENSES - OPERATING					
610 - SUPPLIES - CLUB	4,889	4,107	3,000	3,452	3,600
611 - SUPPLIES BILLARD	149	13	240	0	243
615 - SUPPLIES - UNIFORMS	0	0	400	0	300
618 - SUPPLIES - BARS	7,398	7,797	7,000	1,522	5,100
634 - ENTERTAINMENT	649	850	1,000	461	500
643 - SERVICES - JANITORIAL	15,640	0	0	0	0
650 - SERVICES - CABLE	108	178	108	104	300
656 - LICENSES & FEES	1,621	1,790	2,355	1,915	2,355
662 - R&M - EQUIPMENT	300	0	240	0	240
671 - RENTALS	0	0	120	0	120
TOTAL OPERATING	30,753	14,736	14,463	7,454	12,758
TOTAL EXPENSES	77,753	66,410	67,449	28,681	60,091
LOUNGE TOTALS	42,711	61,796	53,730	(10,384)	505

COMMUNITY SERVICES

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					
405 - CCR INSP FEE	13,550	18,450	14,000	14,850	14,000
406 - CC&R VIOLATION FEE*	8,653	6,541	6,000	2,736	6,000
407 - SELF HELP FEES	0	0	0	0	0
408 - REIMBURSEMENT ASSMT	0	0	0	0	0
459 - ADMINISTRATION FEE	0	0	0	0	0
499 - MISC. - HOME SHOW	0	0	0	0	0
TOTAL INCOME	22,203	24,991	20,000	17,586	20,000
EXPENSES - SALARIES					
601 - SALARIES	328,209	328,523	363,957	202,460	361,416
602 - OVERTIME PAY	1,271	1,938	720	1,049	720
603 - VACATION PAY	8,962	10,246	1,080	6,281	0
604 - SICK PAY	4,952	4,835	648	1,266	0
606 - P/R COSTS	38,925	38,581	43,969	24,098	39,835
607 - GROUP INSURANCE	52,179	52,216	52,709	30,308	40,008
TOTAL SALARIES	434,499	436,338	463,083	265,462	441,979
EXPENSES - OPERATING					
615 - SUPPLIES - UNIFORMS	1,475	1,503	1,500	677	1,500
621 - SUPPLIES - GAS/OIL	2,035	1,461	1,920	871	1,620
642 - SERVICES - ALARM	2,019	9,248	2,260	1,575	2,260
643 - SERVICES - CAMERAS	5,035	5,115	11,268	2,504	4,700
645 - SERVICES - DMV	21	37	10	0	10
646 - SERVICES - LEGAL	4,092	14,155	10,000	3,818	10,000
650 - SERVICES - PRINTING	2,090	1,504	1,500	1,180	1,500
662 - R&M - EQUIPMENT	460	440	600	0	600
666 - R&M - AUTO	889	133	2,306	822	2,300
697 - SELF HELP CONTINGENCY	0	0	0	0	0
TOTAL OPERATING	18,116	33,596	31,364	11,448	24,490
TOTAL EXPENSES	452,615	469,934	494,447	276,910	466,469
COMMUNITY SERVICES TOTALS	(430,412)	(444,943)	(474,447)	(259,324)	(446,469)

ACCOUNTING

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
*Per Door Fee Charged to 2,210 homes	2.70	3.00	3.00		3.00
ACCOUNTING					
405 - ESCROW FEES	44,400	59,750	36,000	49,588	45,000
406 - BANK FEES	460	1,090	800	725	1,000
408 - LATE FEES	10,691	8,640	10,000	3,340	8,000
409 - I.D. CARD FEES	10,304	11,710	10,000	6,760	10,000
459 - COLLECTION FEES	6,259	5,679	6,000	6,975	6,000
499 - CREDIT CARD FEES	3,794	3,963	3,800	1,243	3,800
TOTAL INCOME	75,908	90,832	66,600	68,631	73,800
EXPENSES - SALARIES					
600 - MANAGEMENT FEES	(79,560)	(79,560)	(79,560)	(59,670)	(79,560)
601 - SALARIES	151,792	153,320	162,100	111,200	156,368
602 - OVERTIME PAY	18	0	0	0	0
603 - VACATION PAY	0	-828	0	0	0
604 - SICK PAY	543	574	0	731	0
606 - P/R COSTS	17,373	17,573	19,452	12,780	17,200
607 - GROUP INSURANCE	7,749	7,838	7,954	5,965	13,284
TOTAL SALARIES	97,916	98,917	109,946	71,006	107,292
EXPENSES - OPERATING					
611 - SUPPLIES - MEMBERSHIP	1,906	1,035	2,000	75	2,000
612 - SUPPLIES - COMPUTER	362	1,440	2,000	1,250	2,000
633 - SERVICES - COMPUTER	2,928	2,950	3,500	2,192	3,000
644 - SERVICES - DATA CONTROL	0	449	300	457	480
645 - SERVICES - CREDIT CARD FEES	11,612	15,008	11,000	7,676	11,000
646 - SERVICES - BANK FEES	1,449	1,336	1,200	735	1,200
647 - SERVICES - AUDIT	9,690	9,990	9,800	7,473	9,800
648 - SERVICES - DATA PROCESSING	13,509	16,136	28,800	19,224	28,800
649 - COLLECTION COSTS	5,598	2,493	4,200	6,133	4,000
650 - SERVICES - PRINTING	5,032	6,102	6,000	608	6,000
662 - R&M - EQUIPMENT	20,408	22,860	20,000	17,467	20,000
TOTAL OPERATING	72,493	79,799	88,800	63,291	88,280
TOTAL EXPENSES	170,409	178,717	198,746	134,296	195,572
ACCOUNTING TOTALS	(94,500)	(87,885)	(132,146)	(65,665)	(121,772)

MAINTENANCE - BUILDING & GROUNDS

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
MAINTENANCE					
*Labor Reimbursement Per Hour Fee	25.75	25.75	25.75		25.75
EXPENSES - SALARIES					
601 - SALARIES	483,713	585,206	634,654	441,731	652,142
602 - OVERTIME PAY	8,249	6,643	7,500	1,348	7,500
603 - VACATION PAY/PTO	30,503	27,772	0	27,083	0
604 - SICK PAY	7,687	8,768	0	0	0
605 - LABOR REIMBURSEMENT*	(402,022)	(424,993)	(408,202)	(315,957)	(420,871)
606 - P/R COSTS	60,788	68,521	77,058	53,316	72,561
607 - GROUP INSURANCE	153,983	168,549	176,190	128,707	164,955
TOTAL SALARIES	342,900	440,466	487,200	336,228	476,287
EXPENSES - OPERATING					
610 - SUPPLIES REIMBURSEMENT	(5,756)	(4,342)	(3,000)	(4,260)	(3,500)
611 - CLEAN UP REIMBURSEMENT	0	(575)	0	(45)	0
615 - SUPPLIES - UNIFORMS	0	2,310	2,950	3,191	2,950
619 - SUPPLIES - POOL	30,110	27,748	30,200	14,713	30,200
620 - SUPPLIES - SMALL TOOLS	1,637	2,516	3,500	1,312	2,000
621 - SUPPLIES - GAS/OIL	10,318	10,692	11,500	6,747	12,000
622 - SUPPLIES - WALLS/FENCES	124	181	900	664	700
623 - SUPPLIES - IRRIGATION	4,920	2,875	4,000	2,651	2,800
624 - SUPPLIES - LANDSCAPE	6,438	9,477	8,700	9,102	8,700
625 - SUPPLIES - FERTILIZER	844	3,607	4,500	3,152	4,500
626 - SUPPLIES - CLEANING	6,313	7,250	6,900	6,963	7,100
627 - SUPPLIES - SIGNS	0	1,133	900	632	500
629 - SUPPLIES - OTHER	11,479	10,128	15,400	4,926	9,000
630 - WATER	49,244	40,853	50,000	32,356	45,000
631 - GAS	57,874	65,145	61,500	31,736	56,000
632 - ELECTRICITY	84,558	96,519	90,000	52,588	82,000
633 - SERVICES - TECOGEN MAINTENANCE	16,748	8,910	11,000	9,849	11,000
643 - SERVICES - JANITORIAL - CONTRACT	33,615	0	5,000	2,525	3,500
644 - SERVICES - DISPOSAL	11,217	9,563	7,636	6,799	8,200
645 - SERVICES - DUMP FEES	8,397	8,498	0	88	2,500
646 - SERVICES - ELEVATOR	2,548	3,244	3,500	2,184	3,650
647 - SERVICES - CONTRACT LABOR	34,845	15,287	20,000	3,306	10,000
660 - R&M - BUILDING	12,411	9,961	9,500	5,237	9,000
661 - R&M - IRRIGATION	12,914	13,757	16,609	8,304	16,609
662 - R&M - EQUIPMENT	17,669	18,702	18,000	7,758	19,000
663 - R&M - LANDSCAPE	147,161	145,088	135,136	101,544	141,650
664 - R&M - POOL	9,185	13,776	10,000	7,887	13,500
665 - R&M - OTHER - BUILDING MAINT	11,064	12,314	11,000	10,246	12,500
666 - R&M - AUTO	5,691	6,296	7,500	2,871	7,500
667 - R&M - COURT CLEANING	6,026	5,253	5,459	4,017	5,459
668 - R&M - LAKE	192,000	192,000	192,000	144,000	192,000
670 - TREE TRIMMING	19,150	21,799	20,000	1,900	20,000
671 - RENTAL EQUIPMENT	911	1,000	1,000	0	1,000
698 - PROJECTS	0	0	0	0	0
699 - VANDALISM REPAIR	0	0	600	0	600
TOTAL OPERATING	799,655	760,867	761,890	484,943	737,618
TOTAL EXPENSES	1,142,555	1,201,334	1,249,090	821,171	1,213,905
TOTAL MAINTENANCE	1,142,555	1,201,334	1,249,090	821,171	1,213,905

ADMINISTRATION

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					
BASE ASSESSMENTS	51.23	57.30	58.82		58.82
401 - ASSESSMENTS	2,252,916	2,362,594	2,425,266	1,818,950	2,425,266
403 - INTEREST	1,200	1,375	1,000	1,070	1,200
405 - LEGAL SETTLEMENTS	0	0	0	0	0
438 - COMMISSIONS (CELL)	0	0	0	0	0
450 - PRIOR YEAR EXCESS ALLOCATION	0	0	0	0	30,924
499 - MISCELLANEOUS	0	0	0	0	0
TOTAL INCOME	2,254,116	2,363,968	2,426,266	1,820,020	2,457,390
EXPENSES - SALARIES					
601 - SALARIES	112,506	115,794	124,975	88,191	127,496
602 - OVERTIME PAY	405	666	480	333	480
603 - VACATION PAY/PTO	842	-4,751	0	897	0
604 - SICK PAY	592	-397	0	148	0
605 - 401(K) MATCHING POOL	20,282	20,266	27,114	15,941	25,176
606 - P/R COSTS	13,168	13,937	15,055	10,254	16,847
607 - GROUP INSURANCE	18,212	19,591	17,948	12,370	16,601
608 - EMPLOYEE RECRUITMENT	0	50	120	484	120
609 - COMPENSATION POOL*	9,252	46,229	35,984	2,175	38,835
TOTAL SALARIES	175,259	211,384	221,676	130,793	225,555
EXPENSES - OPERATING					
610 - SUPPLIES - OFFICE	9,510	5,397	9,000	4,304	9,000
612 - SUPPLIES - PAPER	3,810	2,688	3,420	978	3,420
613 - SUPPLIES - POSTAGE	12,600	9,223	10,000	11	10,000
621 - SUPPLIES - GAS/OIL	353	395	456	35	456
629 - SUPPLIES - OTHER	2,233	4,398	2,400	2,167	2,400
633 - TELEPHONE	7,849	8,185	13,200	12,996	13,200
646 - SERVICES - LEGAL	9,312	16,655	12,000	7,668	12,000
647 - SERVICES - RESERVE STUDY	2,700	5,400	2,980	1,200	2,980
648 - SERVICES - CONTRACT LABOR	13,330	18,475	2,400	0	2,400
650 - SERVICES - PRINTING	5,868	8,583	7,500	2,391	7,500
654 - INSURANCE	111,152	119,504	140,000	104,219	165,104
655 - DUES & SUBSCRIPTIONS	3,674	1,171	2,400	314	2,400
656 - FEES, EDUCATION, TRAINING	3,578	5,557	7,000	2,697	7,000
662 - R&M - EQUIPMENT	12,581	14,392	7,200	6,446	7,200
685 - ENTERTAINMENT	503	771	300	1,523	300
691 - CASH VARIANCE	-18	-5	0	1	0
695 - BAD DEBT - ASSESSMENTS	4,941	5,293	3,600	667	3,600
696 - BOARD/VOLUNTEER APPR	5,038	3,162	7,200	3,678	7,200
699 - ELECTION/MISCELLANEOUS	7,500	9,885	10,000	9,545	10,000
725 - INCOME TAX ALLOCATION	120	137	100	107	120
TOTAL OPERATING	216,633	239,268	241,156	160,947	266,280
TOTAL EXPENSES	391,892	450,652	462,832	291,740	491,835
ADMINISTRATION TOTALS	1,862,224	1,913,316	1,963,434	1,528,280	1,965,555

*Compensation Pool - note that the year to year budget is the amount after re-allocation to the other departments that funds were distributed to.

FOREST CREEK - 596 HOMES - DEPT 70

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Tract Operating*	26.30	26.30	25.80	25.80	25.80
Tract Reserve	22.91	22.91	22.91	22.91	22.91
Wall Reserve	5.29	5.29	5.29	5.29	5.29
Monthly Assessment	119.00	120.00	123.00	125.00	125.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					25.80
401 - ASSESSMENTS	188,098	184,522	184,526	138,391	184,522
TOTAL INCOME	188,098	184,522	184,526	138,391	184,522
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	489	2,940	1,800	3,300	1,800
623 - SUPPLIES - IRRIGATION	1,040	640	1,180	982	900
624 - SUPPLIES - LANDSCAPE	5,559	5,234	5,000	5,600	5,000
626 - SUPPLIES - STREETS	197	301	450	156	300
627 - SUPPLIES - SIGNS	0	223	900	0	900
630 - WATER	17,300	16,893	22,000	13,120	22,000
632 - ELECTRICITY	14,427	14,026	15,099	9,517	15,500
640 - SERVICES - SWEEPING	8,080	7,880	9,777	7,200	9,777
644 - SERVICES - DISPOSAL/WASTE	0	0	1,380	343	1,200
646 - SERVICES - TREE TRMNG	28,450	22,265	20,000	15,159	21,441
647 - SERVICES - ACCOUNTING	21,456	21,456	21,456	16,092	21,456
648 - SERVICES - OTHER	0	0	0	0	0
659 - R&M - WALLS	1,030	1,777	1,545	6,386	2,575
661 - R&M - IRRIGATION	9,952	9,476	10,850	7,622	10,850
663 - R&M - LANDSCAPE	60,178	57,242	52,298	43,492	52,298
664 - R&M - SIGNS	489	412	500	500	500
669 - R&M - STREETS	16,120	17,871	20,291	11,150	18,025
697 - CONTINGENCY	0	0	0	0	0
699 - MISCELLANEOUS	30	567	0	0	0
701 - FUND ALLOCATION*	3,757	5,320	0	0	0
TOTAL OPERATING	188,554	184,522	184,526	140,417	184,522
VARIANCE	(456)	0	0	(2,026)	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for specials projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

PARKWOOD ESTATES - 226 HOMES - DEPT 72

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Tract Operating*	13.34	13.34	13.34	14.34	14.34
Tract Reserve	1.21	1.21	1.21	1.21	1.21
Wall/Fence Reserve	4.45	4.45	4.45	4.45	4.45
Monthly Assessment	83.50	84.50	88.00	91.00	91.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					14.34
401 - ASSESSMENTS	36,178	36,178	38,881	29,168	38,890
TOTAL INCOME	36,178	36,178	38,881	29,168	38,890
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	640	1,380	500
623 - SUPPLIES - IRRIGATION	128	47	500	489	500
624 - SUPPLIES - LANDSCAPE	515	485	750	520	750
630 - WATER	2,417	3,888	2,500	1,978	2,500
632 - ELECTRICITY	367	174	335	111	350
645 - SERVICES - DUMP FEES	0	0	1,125	104	1,125
646 - SERVICES - TREE TRMNG	6,500	8,092	7,250	0	6,354
647 - SERVICES - ACCOUNTING	8,136	8,136	8,136	6,102	8,136
648 - SERVICES - OTHER	0	0	0	0	0
658 - R&M - TRAILS	2,987	4,017	4,100	2,112	4,100
659 - R&M - WALLS	515	180	515	4,197	515
661 - R&M - IRRIGATION	3,528	2,672	1,030	1,944	2,060
663 - R&M - LANDSCAPE	8,897	12,180	11,330	7,262	11,330
669 - R&M - PUMP	2,897	1,391	670	901	670
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	-708	-5,082	0	0	0
TOTAL OPERATING	36,178	36,178	38,881	27,099	38,890
VARIANCE	(0)	0	0	2,068	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for specials projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

INDIAN HILLS - 231 HOMES - DEPT 73

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.81	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Tract Operating*	9.25	9.25	9.75	8.75	8.75
Tract Reserve	30.07	30.07	30.07	30.07	30.07
Wall/Fence Reserve	2.18	2.18	2.18	2.18	2.18
Monthly Assessment	106.00	107.00	111.00	112.00	112.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					8.75
401 - ASSESSMENTS	25,641	27,027	24,259	18,191	24,255
TOTAL INCOME	25,641	27,027	24,259	18,191	24,255
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	0	0	0
626 - SUPPLIES - STREETS	7	588	250	40	200
627 - SUPPLIES - SIGNS	132	0	200	140	200
632 - ELECTRICITY	4,001	4,216	4,000	2,905	4,046
640 - SERVICES - SWEEPING	3,609	3,459	4,000	2,745	4,000
647 - SERVICES - ACCOUNTING	8,316	8,316	8,316	6,237	8,316
664 - R&M - SIGNS	51	180	283	283	283
669 - R&M - STREETS	5,588	7,944	7,210	5,408	7,210
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	3,936	2,323	0	0	0
TOTAL OPERATING	25,641	27,027	24,259	17,757	24,255
VARIANCE	0	0	0	434	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for specials projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

SERRANO RIDGE - 213 HOMES - DEPT 75

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Tract Operating*	9.18	9.18	9.68	9.68	9.68
Tract Reserve	17.11	17.11	17.11	17.11	17.11
Wall/Fence Reserve	1.21	1.21	1.21	1.21	1.21
Monthly Assessment	92.00	93.00	97.00	99.00	99.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					9.68
401 - ASSESSMENTS	23,464	24,742	24,752	18,557	24,742
TOTAL INCOME	23,464	24,742	24,752	18,557	24,742
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	0	0	0
626 - SUPPLIES - STREETS	7	88	240	40	200
627 - SUPPLIES - SIGNS	132	0	200	140	200
632 - ELECTRICITY	3,558	4,396	3,950	2,809	4,338
640 - SERVICES - SWEEPING	3,609	3,459	4,030	2,745	4,030
647 - SERVICES - ACCOUNTING	7,668	7,668	7,668	5,751	7,668
664 - R&M - SIGNS	52	180	200	226	200
669 - R&M - STREETS	5,382	6,862	7,339	5,356	7,339
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	381	0	1,125	0	767
701 - FUND ALLOCATION	2,675	2,088	0	0	0
TOTAL OPERATING	23,464	24,742	24,752	17,066	24,742
VARIANCE	(0)	0	0	1,491	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for special projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

LAKE PARK WEST - 354 HOMES - DEPT 77

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Tract Operating*	8.74	8.74	8.24	8.24	8.24
Tract Reserve	0.62	0.62	0.62	0.62	0.62
Wall/Fence Reserve	2.14	2.14	2.14	2.14	2.14
Monthly Assessment	76.00	77.00	80.00	82.00	82.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					8.24
401 - ASSESSMENTS	37,128	35,004	35,001	26,253	35,004
TOTAL INCOME	37,128	35,004	35,001	26,253	35,004

OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	165	55	750	0	500
623 - SUPPLIES - IRRIGATION	366	122	500	836	500
624 - SUPPLIES - LANDSCAPE	0	70	200	0	150
630 - WATER	3,254	3,033	3,800	2,518	3,293
632 - ELECTRICITY	571	302	670	194	420
645 - SERVICES - DUMP FEES	0	0	1,125	1,296	1,125
646 - SERVICES - TREE TRMNG	6,500	9,500	5,762	5,700	5,766
647 - SERVICES - ACCOUNTING	12,744	12,744	12,744	9,558	12,744
648 - SERVICES - OTHER	0	0	0	0	0
659 - R&M - WALLS	206	0	695	747	695
661 - R&M - IRRIGATION	1,609	1,281	2,060	1,275	2,060
663 - R&M - LANDSCAPE	9,772	7,725	6,695	6,129	7,751
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	28	0	0	0	0
701 - FUND ALLOCATION*	1,912	171	0	0	0
TOTAL OPERATING	37,128	35,004	35,001	28,252	35,004
VARIANCE	0	0	0	(1,999)	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for specials projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

THE WOODS - 402 HOMES - DEPT 78

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Tract Operating*	43.10	43.10	43.60	44.60	44.60
Tract Reserve	26.40	26.40	26.40	26.40	26.40
Monthly Assessment	134.00	135.00	139.00	142.00	142.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					44.60
401 - ASSESSMENTS	207,914	210,326	215,138	161,363	215,150
TOTAL INCOME	207,914	210,326	215,138	161,363	215,150

OPERATING EXPENSES					
620 - SUPPLIES - SMALL TOOLS	330	353	500	0	500
621 - SUPPLIES - GAS/OIL	920	1,899	2,800	1,607	2,800
622 - SUPPLIES - WALLS/FENCES	111	334	450	515	450
623 - SUPPLIES - IRRIGATION	770	652	680	373	600
624 - SUPPLIES - LANDSCAPE	1,270	1,046	1,500	763	1,500
626 - SUPPLIES - STREETS	95	166	300	69	200
627 - SUPPLIES - SIGNS	176	0	600	372	200
628 - SUPPLIES - TRAILS	756	837	1,200	0	1,200
630 - WATER	5,999	5,637	5,895	3,218	5,895
632 - ELECTRICITY	6,703	7,364	7,680	5,068	7,680
640 - SERVICES - SWEEPING	24,417	25,701	30,156	22,500	30,000
645 - SERVICES - DUMP FEES	0	0	6,750	6,465	6,750
646 - SERVICES - TREE TRMNG	27,314	34,348	23,050	23,062	19,027
647 - SERVICES - ACCOUNTING	14,472	14,472	14,472	10,854	14,472
648 - SERVICES - OTHER	3,022	0	0	0	0
658 - R&M - TRAILS	70,426	69,474	68,006	48,565	68,006
659 - R&M - FNCS/BRDGS	1,854	1,957	4,996	8,652	4,996
661 - R&M - IRRIGATION	5,227	5,925	1,802	3,438	4,635
663 - R&M - LANDSCAPE	8,678	25,029	20,600	19,956	25,750
664 - R&M - SIGNS	103	489	489	489	489
666 - R&M - AUTO	764	2,599	2,200	906	2,000
669 - R&M - STREETS	13,957	19,750	21,012	10,480	18,000
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	20,554	-7,707	0	0	0
TOTAL OPERATING	207,914	210,326	215,138	167,352	215,150
VARIANCE	(0)	0	0	(5,989)	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for specials projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

PRAIRIE RIDGE - 86 HOMES - DEPT 82

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.97	9.50	9.98	9.98
Club Expansion	0.00	0.00	0.00	0.00	0.00
Tract Operating*	13.18	13.18	13.68	13.68	13.68
Tract Reserve	0.66	0.66	0.66	0.66	0.66
Wall/Fence Reserve	1.66	1.66	1.66	1.66	1.66
Monthly Assessment	80.00	81.00	85.00	87.00	87.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					13.68
401 - ASSESSMENTS	13,602	14,118	14,114	10,588	14,118
TOTAL INCOME	13,602	14,118	14,114	10,588	14,118
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	0	0	0
623 - SUPPLIES - IRRIGATION	169	90	200	31	200
624 - SUPPLIES - LANDSCAPE	994	664	800	760	700
630 - WATER	1,280	1,362	1,500	1,100	1,500
632 - ELECTRICITY	1,129	386	640	189	600
645 - SERVICES - DISPOSAL/WASTE	0	0	184	0	0
646 - SERVICES - TREE TRMNG	1,540	1,765	1,205	0	1,200
647 - SERVICES - ACCOUNTING	3,096	3,096	3,096	2,322	3,096
659 - R&M - WALLS	0	180	206	0	206
661 - R&M - IRRIGATION	1,094	1,500	798	1,146	1,131
663 - R&M - LANDSCAPE	4,996	4,635	5,485	4,223	5,485
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	-697	440	0	0	0
TOTAL OPERATING	13,602	14,118	14,114	9,771	14,118
VARIANCE	0	0	0	818	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for special projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

PARKWOOD ESTATES II - 102 HOMES - DEPT 83

ASSESSMENTS	2017	2018	2019	2020	2021
Master Assessment	55.83	56.53	59.50	61.02	61.02
Master Reserve	8.67	8.87	9.50	9.98	9.98
Tract Operating*	3.50	3.50	4.00	4.00	4.00
Tract Reserve	0.00	0.00	0.00	0.00	0.00
Monthly Assessment	68.00	69.00	73.00	75.00	75.00

TRACT OPERATING BUDGET*	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCOME					4.00
401 - ASSESSMENTS	4,284	4,896	4,896	3,672	4,896
TOTAL INCOME	4,284	4,896	4,896	3,672	4,896
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	1,224	1,224	94	1,224
624 - SUPPLIES - LANDSCAPE	0	0	0	0	0
647 - SERVICES - ACCOUNTING	3,672	3,672	3,672	2,754	3,672
659 - R&M - WALLS	0	0	0	309	0
663 - R&M - LANDSCAPE	0	0	0	0	0
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	612	0	0	0	0
TOTAL OPERATING	4,284	4,896	4,896	3,157	4,896
VARIANCE	0	0	0	515	0

Note: Any operating excess is first utilized to fund the 3% Contingency Fund for this Department which is held on the Balance Sheet. Any remaining funds are reallocated for special projects, to off-set tract operational dues increases or transferred to reserves within the departments as approved by the Board of Directors.

PROJECT FUND

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
INCLUDED IN BASE ASSESSMENTS			2.20		2.20
INCOME					
400 - ASSESSMENTS	77,928	90,710	90,710	68,033	90,710
403 - INTEREST	264	564	0	1,437	0
438 - COMMISSIONS - CELL SITES	80,943	84,181	86,935	65,259	90,412
TOTAL INCOME	159,135	175,456	177,645	134,729	181,122
EXPENSES - OPERATING					
715 - EXPENDITURES	19,617	19,944	0	51,870	0
720 - ALLOCATION	139,492	155,455	177,645	82,715	181,122
725 - TAX ALLOCATION	26	56		144	0
TOTAL OPERATING	159,135	175,456	177,645	134,729	181,122
TOTAL EXPENSES	159,135	175,456	177,645	134,729	181,122
CAPITAL FUND TOTALS	0	0	(0)	0	0

RESERVE ALLOCATION

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 9 MONTHS	2021 BUDGET
CLUBHOUSE -MASTER					
Contribution per home per month	8.67	9.90	9.98		9.98
ANNUAL ALLOCATION - 3436 Homes	369,581	391,704	411,495	308,622	411,495
INTEREST	16,555	26,511	25,000	21,047	25,000
PRIOR YEAR EXCESS ALLOCATION .50 PER HOME					20,616
TOTAL ALLOCATION	386,136	418,215	436,495	329,669	436,495
TRACTS					
FOREST CREEK - #70 - 596 Homes					
Contribution per home per month	22.91	28.20*	28.10		28.20
ANNUAL ALLOCATION - 596 Homes	168,852	168,852	201,686	122,889	201,686
WALLS/FENCES	37,834	37,834	0	28,376	0
INTEREST	3,332	42,230	23,000	20,242	23,000
TOTAL ALLOCATION	205,018	243,917	224,686	171,507	224,686
PARKWOOD ESTATES - #72 - 226 Homes					
Contribution per home per month	1.21	5.66*	5.66		5.66
ANNUAL ALLOCATION - 226 Homes	3,282	3,282	15,350	2,461	15,350
WALLS/FENCES	12,068	12,068	0	9,051	0
INTEREST	213	214	200	133	200
TOTAL ALLOCATION	15,563	15,564	15,550	11,645	15,550
INDIAN HILLS - #73 - 231 Homes					
Contribution per home per month	30.07	32.25*	32.25		32.25
ANNUAL ALLOCATION - 231 Homes	83,354	83,354	89,397	62,516	89,397
WALLS/FENCES	6,043	6,043	0	4,532	0
INTEREST	2,763	19,933	11,000	9,205	11,000
TOTAL ALLOCATION	92,160	109,330	100,397	76,253	100,397
SERRANO RIDGE - #75 - 213 Homes					
Contribution per home per month	17.32	18.31	18.32		18.32
ANNUAL ALLOCATION - 213 Homes	43,733	43,733	46,826	32,800	46,826
WALLS/FENCES	3,093	3,093	0	2,320	0
INTEREST	1,329	14,768	9,000	7,600	9,000
TOTAL ALLOCATION	48,155	61,594	55,826	42,720	55,826
LAKE PARK WEST - #77 - 354 Homes					
Contribution per home per month	0.82	2.76*	2.76		2.76
ANNUAL ALLOCATION - 354 Homes	2,634	2,634	11,724	1,975	11,724
WALLS/FENCES	9,091	9,091	0	6,818	0
INTEREST	41	187	150	118	150
TOTAL ALLOCATION	11,766	11,912	11,874	8,911	11,874
THE WOODS - #78 - 402 Homes					
Contribution per home per month	26.40	26.40	26.40		26.40
ANNUAL ALLOCATION - 402 Homes	127,354	127,354	127,354	95,515	127,354
INTEREST	6,491	33,970	16,000	8,545	16,000
TOTAL ALLOCATION	133,844	161,324	143,354	104,060	143,354
PRAIRE RIDGE - #82 - 86 Homes					
Contribution per home per month	0.66	2.32*	2.32		2.32
ANNUAL ALLOCATION - 86 Homes	681	681	2,394	511	2,394
WALLS/FENCES	1,713	1,713	0	1,285	0
INTEREST	43	76	60	45	60
TOTAL ALLOCATION	2,437	2,470	2,454	1,840	2,454
PARKWOOD ESTATES II - #83 - 102 Homes					
Contribution per home per month	0.00	0.00	0.00		0.00
ANNUAL ALLOCATION - 102 Homes	0	0	0	0	0
INTEREST	23	44	35	26	35
TOTAL ALLOCATION	23	44	35	26	35
TOTAL ALLOCATION	895,102	1,024,370	990,671	746,631	990,671

NOTE: Interest is estimated based upon current earnings from .01% to 2%.

*Increase due to Wall/Fence Reserve Added in 2017