



Lake Forest II

Master Homeowners Association

2022

Approved

**Master & Tract
Operating Budgets
& Reserves**

CONSOLIDATED STATEMENT

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET	2021 to 2022 VARIANCE
REVENUE						
RECREATION	439,752	147,431	286,160	265,494	389,830	103,670
NEWSLETTER	18,863	5,334	18,000	14,169	18,000	0
ADULT LOUNGE/RENTALS	128,206	16,045	60,596	30,920	125,328	64,732
COMMUNITY SERVICES	24,991	26,331	20,000	25,894	24,000	4,000
ACCOUNTING	90,832	102,517	73,800	110,736	86,000	12,200
ADMINISTRATION	2,363,968	2,426,669	2,457,390	1,842,924	2,501,293	43,903
TOTAL REVENUE	3,066,612	2,724,326	2,915,946	2,290,138	3,144,451	228,505
SALARY EXPENSES						
RECREATION	166,145	91,611	161,462	129,190	178,967	17,505
NEWSLETTER	21,469	21,450	21,934	15,772	22,714	780
ADULT LOUNGE/RENTALS	51,675	26,252	47,333	24,455	54,245	6,912
COMMUNITY SERVICES	436,338	379,930	441,979	313,867	458,132	16,153
ACCOUNTING	98,917	106,279	110,619	80,568	112,630	2,011
MAINTENANCE	440,466	488,027	501,562	381,325	508,584	7,022
ADMINISTRATION	211,384	204,441	196,952	135,356	232,354	35,402
TOTAL SALARY EXPENSES	1,426,395	1,317,989	1,481,841	1,080,534	1,567,626	85,785
EXPENSES						
RECREATION	379,932	139,170	264,053	261,730	328,899	64,846
NEWSLETTER	43,709	34,848	40,626	34,799	52,304	11,678
ADULT LOUNGE/RENTALS	14,736	8,351	12,758	11,351	15,458	2,700
COMMUNITY SERVICES	33,596	23,643	24,490	21,944	26,500	2,010
ACCOUNTING	79,799	86,832	88,280	62,826	85,880	(2,400)
MAINTENANCE	760,867	680,426	737,618	576,267	793,927	56,309
ADMINISTRATION	239,268	238,155	266,280	170,261	273,857	7,577
TOTAL OPERATING EXPENSES	1,551,907	1,211,425	1,434,105	1,139,177	1,576,825	142,720
TOTAL EXPENSES	2,978,302	2,529,414	2,915,946	2,219,711	3,144,451	228,505
NET PROFIT/LOSS	88,310	194,913	0	70,427	0	0

RECREATION

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					
411 - SPONSHORSHIPS	775	600	600	1,250	1,800
412 - 4TH OF JULY	41,732	0	35,000	19,925	43,100
413 - CLASS INSTRUCTION FEES	143,490	61,541	48,000	34,377	85,000
415- - CPR/LIFEGUARD TRAINING	0	0	0	9,601	12,500
416 - LESSONS - SWIM	39,369	5,135	37,350	27,055	38,700
418 - RECREATION PROGRAMS	13,160	4,030	8,000	6,580	16,000
420 - LESSONS - TENNIS	134,483	65,148	103,120	97,529	121,000
421 - FITNESS CNTR SUPPLIES	345	16	150	12	150
422 - SALES - VENDING	399	480	480	200	480
424 - CAMPS	17,954	0	14,000	30,925	30,000
430 - GUEST FEES	48,046	10,481	39,460	38,040	41,100
438 - COMMISSIONS - SNK BAR	0	0	0	0	0
TOTAL INCOME	439,752	147,431	286,160	265,494	389,830
EXPENSES - SALARIES					
601 - SALARIES	52,770	15,817	38,720	9,839	39,936
602 - OVERTIME PAY	517	46	300	1,082	1,325
603 - TENNIS	26,377	42,447	33,696	41,355	38,688
604 - LIFEGUARDS	40,541	17,953	45,900	38,101	48,108
605 - SWIM INSTRUCTION	26,079	5,433	23,200	24,323	25,801
606 - P/R COSTS	15,700	9,246	15,600	13,652	18,463
607 - GROUP INSURANCE	4,163	670	4,046	838	6,646
TOTAL SALARIES	166,145	91,611	161,462	129,190	178,967
EXPENSES - OPERATING					
610 - SUPPLIES EQUIPMENT	2,009	2,585	2,200	1,456	2,200
611 - SUPPLIES -GENERAL	1,140	108	1,350	337	1,350
613 - CLUB HOSTED EVENTS	12,633	1,215	8,650	770	12,650
614 - SUPPLIES - TRN CLS	1,158	0	0	3,383	1,500
615 - SUPPLIES - UNIFORMS	1,628	1,046	1,485	1,145	1,835
629 - SUPPLIES - OTHER	2,555	2,443	2,350	0	2,350
633 - TELEPHONE	600	800	600	750	600
642 - SRVCS - INSTRUCTORS	113,550	53,807	38,400	19,746	68,000
643 - SRVCS - PROS	107,594	52,584	82,496	78,024	96,800
644 - SUPPLIES - NETS/EQUIPMENT	1,785	1,292	2,650	2,607	2,650
651 - SRVCS - ADVERTISING	5,357	1,651	5,136	3,852	5,400
662 - R & M EQUIPMENT	524	156	400	0	400
663 - R & M FITNESS CENTER	5,699	3,357	4,100	2,978	4,100
664 - R & M AED EQUIPMENT	235	364	850	456	850
685 - RECREATION PROGRAMS	10,677	4,578	5,745	25,178	11,245
686 - 4TH OF JULY	112,787	13,185	107,641	121,048	116,969
687 - MISC.	0	0	0	0	0
TOTAL OPERATING	379,932	139,170	264,053	261,730	328,899
TOTAL EXPENSES	546,077	230,781	425,515	390,919	507,866
RECREATION TOTAL	(106,325)	(83,349)	(139,355)	(125,425)	(118,036)

COMMUNICATIONS - NWLTR/WEB

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					
400 - ADVERTISEMENT	18,863	5,334	18,000	14,169	18,000
TOTAL INCOME	18,863	5,334	18,000	14,169	18,000
EXPENSES - SALARIES					
601 - SALARIES	19,388	19,240	19,760	14,060	20,280
606 - P/R COSTS	2,081	2,210	2,174	1,712	2,434
TOTAL SALARIES	21,469	21,450	21,934	15,772	22,714
EXPENSES - OPERATING					
613 - SUPPLIES - POSTAGE	11,750	8,907	11,520	9,535	13,200
650 - SERVICES - PRINTING	16,072	13,571	14,592	16,271	23,400
652 - SERVICES - EDITORIAL	8,064	5,748	8,064	6,116	8,064
653 - WEB MAINTENANCE	5,126	4,818	4,200	650	5,000
689 - SERVICES - MAILING	2,697	1,805	2,250	2,228	2,640
TOTAL OPERATING	43,709	34,848	40,626	34,799	52,304
TOTAL EXPENSES	65,178	56,299	62,560	50,572	75,018
NEWSLETTER TOTALS	(46,315)	(50,965)	(44,560)	(36,403)	(57,018)

ADULT LOUNGE/RENTAL FACILITIES

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					
420 - SALES - LOUNGE	36,965	4,248	15,000	24,847	36,600
421 - SALES - RENTALS	39,373	6,916	19,000	1,144	39,300
422 - SALES - EVENTS	22,698	750	12,400	15,423	26,800
436 - ROOM RESERVATIONS*	59,125	13,108	30,900	4,274	59,600
503 - COST OF SALES	(29,955)	(8,977)	(16,704)	(14,767)	(36,972)
TOTAL INCOME	128,206	16,045	60,596	30,920	125,328
EXPENSES - SALARIES					
601 - LOUNGE	11,302	1,770	7,510	5,382	10,850
602 - OVERTIME PAY	312	35	500	808	365
603 - RENTALS	14,219	3,342	10,608	270	16,000
604 - RENTAL COORDINATOR	21,080	18,380	24,024	15,371	19,448
606 - P/R COSTS	4,762	2,724	4,691	2,625	5,600
607 - GROUP INSURANCE	0	0	0	0	1,982
TOTAL SALARIES	51,675	26,252	47,333	24,455	54,245
EXPENSES - OPERATING					
610 - SUPPLIES - CLUB	4,107	4,317	3,600	4,119	4,400
611 - SUPPLIES BILLARD	13	0	243	0	243
615 - SUPPLIES - UNIFORMS	0	0	300	112	300
618 - SUPPLIES - BARS	7,797	1,522	5,100	2,865	7,000
634 - ENTERTAINMENT	850	461	500	1,399	500
650 - SERVICES - CABLE	178	136	300	95	300
656 - LICENSES & FEES	1,790	1,915	2,355	2,340	2,355
662 - R&M - EQUIPMENT	0	0	240	422	240
671 - RENTALS	0	0	120	0	120
TOTAL OPERATING	14,736	8,351	12,758	11,351	15,458
TOTAL EXPENSES	66,411	34,602	60,091	35,807	69,703
LOUNGE TOTALS	61,796	(18,557)	505	(4,886)	55,625

COMMUNITY SERVICES

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					
405 - CCR INSP FEE	18,450	22,050	14,000	23,250	18,000
406 - CC&R VIOLATION FEE*	6,541	4,281	6,000	2,644	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	24,991	26,331	20,000	25,894	24,000
EXPENSES - SALARIES					
601 - SALARIES	328,523	293,926	361,416	241,297	364,889
602 - OVERTIME PAY	1,938	730	720	421	0
603 - VACATION PAY	10,246	9,076	0	8,688	0
604 - SICK PAY	4,835	1,422	0	266	0
606 - P/R COSTS	38,581	35,023	39,835	30,349	43,787
607 - GROUP INSURANCE	52,216	39,753	40,008	32,847	49,456
TOTAL SALARIES	436,338	379,930	441,979	313,867	458,132
EXPENSES - OPERATING					
615 - SUPPLIES - UNIFORMS	1,503	801	1,500	846	1,500
621 - SUPPLIES - GAS/OIL	1,461	1,074	1,620	968	1,620
642 - SERVICES - ALARM	9,248	1,575	2,260	1,808	2,260
643 - SERVICES - CAMERAS	5,115	11,268	4,700	1,096	4,700
645 - SERVICES - DMV	37	12	10	20	20
646 - SERVICES - LEGAL	14,155	6,842	10,000	16,264	12,000
650 - SERVICES - PRINTING	1,504	1,180	1,500	0	1,500
662 - R&M - EQUIPMENT	440	0	600	0	600
666 - R&M - AUTO	133	890	2,300	942	2,300
697 - SELF HELP CONTINGENCY	0	0	0	0	0
TOTAL OPERATING	33,596	23,643	24,490	21,944	26,500
TOTAL EXPENSES	469,934	403,573	466,469	335,811	484,632
COMMUNITY SERVICES TOTALS	(444,943)	(377,242)	(446,469)	(309,917)	(460,632)

ACCOUNTING

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
*Per Door Fee Charged to 2,210 homes	2.70	3.00	3.00		3.00
ACCOUNTING					
405 - ESCROW FEES	59,750	73,983	45,000	75,760	55,000
406 - BANK FEES	1,090	1,000	1,000	640	1,000
408 - LATE FEES	8,640	5,620	8,000	6,020	8,000
409 - I.D. CARD FEES	11,710	8,920	10,000	12,132	11,000
459 - COLLECTION FEES	5,679	11,751	6,000	16,185	11,000
499 - CREDIT CARD FEES	3,963	1,243	3,800	0	0
TOTAL INCOME	90,832	102,517	73,800	110,736	86,000
EXPENSES - SALARIES					
600 - MANAGEMENT FEES	(79,560)	(79,560)	(79,560)	(59,670)	(79,560)
601 - SALARIES	153,320	158,201	159,358	114,923	159,414
602 - OVERTIME PAY	0	0	0	157	0
603 - VACATION PAY	-828	0	0	822	0
604 - SICK PAY	574	1,165	0	314	0
606 - P/R COSTS	17,573	18,189	17,538	14,179	19,130
607 - GROUP INSURANCE	7,838	8,284	13,283	9,844	13,646
TOTAL SALARIES	98,917	106,279	110,619	80,568	112,630
EXPENSES - OPERATING					
611 - SUPPLIES - MEMBERSHIP	1,035	75	2,000	543	1,200
612 - SUPPLIES - COMPUTER	1,440	1,564	2,000	1,072	2,000
633 - SERVICES - COMPUTER	2,950	2,987	3,000	2,475	3,000
644 - SERVICES - DATA CONTROL	449	570	480	362	480
645 - SERVICES - CREDIT CARD FEES	15,008	7,985	11,000	1,091	1,200
646 - SERVICES - BANK FEES	1,336	1,204	1,200	975	1,200
647 - SERVICES - AUDIT	9,990	10,190	9,800	7,660	10,000
648 - SERVICES - DATA PROCESSING	16,136	25,160	28,800	18,725	28,800
649 - COLLECTION COSTS	2,493	10,394	4,000	13,104	8,000
650 - SERVICES - PRINTING	6,102	4,853	6,000	1,115	6,000
662 - R&M - EQUIPMENT	22,860	21,850	20,000	15,704	24,000
TOTAL OPERATING	79,799	86,832	88,280	62,826	85,880
TOTAL EXPENSES	178,717	193,111	198,899	143,394	198,510
ACCOUNTING TOTALS	(87,885)	(90,595)	(125,099)	(32,658)	(112,510)

MAINTENANCE - BUILDING & GROUNDS

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
MAINTENANCE					
*Labor Reimbursement Per Hour Fee	25.75	25.75	25.75		28.00
EXPENSES - SALARIES					
601 - SALARIES	585,206	628,634	674,918	448,480	680,472
602 - OVERTIME PAY	6,643	1,487	7,500	3,430	5,000
603 - VACATION PAY/PTO	27,772	37,181	0	34,828	0
604 - SICK PAY	8,768	0	0	0	0
605 - LABOR REIMBURSEMENT*	(424,993)	(420,618)	(420,871)	(289,791)	(432,942)
606 - P/R COSTS	68,521	74,432	75,060	59,339	82,257
607 - GROUP INSURANCE	168,549	166,911	164,955	125,040	173,797
TOTAL SALARIES	440,466	488,027	501,562	381,325	508,584
EXPENSES - OPERATING					
610 - SUPPLIES REIMBURSEMENT	(4,342)	(5,565)	(3,500)	(6,246)	(5,500)
611 - CLEAN UP REIMBURSEMENT	(675)	(45)	0	0	0
615 - SUPPLIES - UNIFORMS	2,310	3,191	2,950	1,950	3,500
619 - SUPPLIES - POOL	27,748	20,756	30,200	19,719	36,400
620 - SUPPLIES - SMALL TOOLS	2,516	3,010	2,000	841	1,550
621 - SUPPLIES - GAS/OIL	10,692	10,169	12,000	10,522	13,060
622 - SUPPLIES - WALLS/FENCES	181	664	700	0	400
623 - SUPPLIES - IRRIGATION	2,875	2,874	2,800	5,181	3,780
624 - SUPPLIES - LANDSCAPE	9,477	9,331	8,700	9,724	8,700
625 - SUPPLIES - FERTILIZER	3,607	4,233	4,500	960	4,500
626 - SUPPLIES - CLEANING	7,250	9,562	7,100	3,927	5,500
627 - SUPPLIES - SIGNS	1,133	632	500	0	400
629 - SUPPLIES - OTHER	10,128	6,698	9,000	6,729	11,300
630 - WATER	40,853	38,335	45,000	31,474	45,500
631 - GAS	65,145	48,893	56,000	53,653	66,800
632 - ELECTRICITY	96,519	71,325	82,000	72,148	90,000
633 - SERVICES - TECOGEN MAINTENANCE	8,910	13,024	11,000	12,585	16,000
643 - SERVICES - JANITORIAL - CONTRACT	0	4,836	3,500	0	3,000
644 - SERVICES - DISPOSAL	9,563	10,252	8,200	5,838	8,000
645 - SERVICES - DUMP FEES	8,498	88	2,500	1,248	2,500
646 - SERVICES - ELEVATOR	3,244	2,911	3,650	9,302	5,800
647 - SERVICES - CONTRACT LABOR	15,287	3,306	10,000	13,078	10,000
660 - R&M - BUILDING	9,961	8,966	9,000	5,985	9,000
661 - R&M - IRRIGATION	13,757	11,163	16,609	9,965	16,311
662 - R&M - EQUIPMENT	18,702	16,814	19,000	7,161	19,000
663 - R&M - LANDSCAPE	145,088	137,530	141,650	106,785	154,028
664 - R&M - POOL	13,776	8,061	13,500	6,501	12,250
665 - R&M - OTHER - BUILDING MAINT	12,314	13,146	12,500	11,037	12,500
666 - R&M - AUTO	6,296	4,136	7,500	7,451	7,500
667 - R&M - COURT CLEANING	5,253	5,150	5,459	3,760	6,048
668 - R&M - LAKE	192,000	192,000	192,000	144,000	196,500
670 - TREE TRIMMING	21,799	24,980	20,000	20,990	28,000
671 - RENTAL EQUIPMENT	1,000	0	1,000	0	1,000
699 - VANDALISM REPAIR	0	0	600	0	600
TOTAL OPERATING	760,867	680,426	737,618	576,267	793,927
TOTAL EXPENSES	1,201,334	1,168,453	1,239,180	957,592	1,302,511
TOTAL MAINTENANCE	1,201,334	1,168,453	1,239,180	957,592	1,302,511

ADMINISTRATION

	2019 ACTUAL	COVID 2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					
BASE ASSESSMENTS	51.23	58.82	58.82		60.34
401 - ASSESSMENTS	2,362,594	2,425,266	2,425,266	1,818,950	2,487,939
403 - INTEREST	1,375	1,402	1,200	781	1,200
450 - PRIOR YEAR EXCESS ALLOCATION	0	0	30,924	23,193	12,154
TOTAL INCOME	2,363,968	2,426,669	2,457,390	1,842,924	2,501,293
EXPENSES - SALARIES					
601 - SALARIES	115,794	131,869	127,496	92,450	129,272
602 - OVERTIME PAY	666	673	480	584	480
603 - VACATION PAY/PTO	-4,751	1,785	0	1,232	0
604 - SICK PAY	-397	148	0	0	0
605 - 401(K) MATCHING POOL	20,266	23,082	25,176	18,039	27,670
606 - P/R COSTS	13,937	15,077	16,847	11,504	15,570
607 - GROUP INSURANCE	19,591	16,968	16,601	11,447	16,868
608 - EMPLOYEE RECRUITMENT	50	390	120	0	120
609 - COMPENSATION POOL*	46,229	14,450	10,232	100	42,374
TOTAL SALARIES	211,384	204,441	196,952	135,356	232,354
EXPENSES - OPERATING					
610 - SUPPLIES - OFFICE	5,397	6,010	9,000	5,730	6,400
612 - SUPPLIES - PAPER	2,688	1,177	3,420	1,757	3,420
613 - SUPPLIES - POSTAGE	9,223	6,289	10,000	2,869	10,000
621 - SUPPLIES - GAS/OIL	395	35	456	267	456
629 - SUPPLIES - OTHER	4,398	2,677	2,400	1,395	2,400
633 - TELEPHONE	8,185	16,907	13,200	13,452	15,600
646 - SERVICES - LEGAL	16,655	11,448	12,000	3,427	12,000
647 - SERVICES - RESERVE STUDY	5,400	2,400	2,980	1,200	2,980
648 - SERVICES - CONTRACT LABOR	18,475	0	2,400	0	0
650 - SERVICES - PRINTING	8,583	7,564	7,500	1,253	7,500
654 - INSURANCE	119,504	150,008	165,104	116,096	176,481
655 - DUES & SUBSCRIPTIONS	1,171	1,046	2,400	584	2,400
656 - FEES, EDUCATION, TRAINING	5,557	3,142	7,000	483	7,000
662 - R&M - EQUIPMENT	14,392	11,879	7,200	7,482	7,200
685 - ENTERTAINMENT	771	1,818	300	934	300
691 - CASH VARIANCE	-5	1	0	0	0
692 - ON-LINE COMMUNICATION FEES	0	0	0	0	1,200
695 - BAD DEBT - ASSESSMENTS	5,293	728	3,600	12	1,200
696 - BOARD/VOLUNTEER APPR	3,162	5,339	7,200	3,864	7,200
699 - ELECTION/MISCELLANEOUS	9,885	9,545	10,000	9,377	10,000
725 - INCOME TAX ALLOCATION	137	140	120	78	120
TOTAL OPERATING	239,268	238,155	266,280	170,261	273,857
TOTAL EXPENSES	450,652	442,595	463,232	305,617	506,211
ADMINISTRATION TOTALS	1,913,316	1,984,073	1,994,158	1,537,307	1,995,082

*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	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	26.30	25.80	25.80	25.80	26.80
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	120.00	123.00	125.00	125.00	128.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					26.80
401 - ASSESSMENTS	184,522	184,522	184,522	138,391	191,664
TOTAL INCOME	184,522	184,522	184,522	138,391	191,664

OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	2,940	3,300	1,800	0	1,200
623 - SUPPLIES - IRRIGATION	640	1,084	900	770	900
624 - SUPPLIES - LANDSCAPE	5,234	6,480	5,000	6,824	5,050
626 - SUPPLIES - STREETS	301	248	300	57	300
627 - SUPPLIES - SIGNS	223	0	900	795	500
630 - WATER	16,893	16,795	22,000	15,345	20,000
632 - ELECTRICITY	14,026	14,455	15,500	9,687	15,000
640 - SERVICES - SWEEPING	7,880	9,600	9,777	6,900	9,800
644 - SERVICES - DISPOSAL/WASTE	0	143	1,200	956	1,200
646 - SERVICES - TREE TRMNG	22,265	20,000	21,441	0	23,146
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	1,777	6,386	2,575	1,416	2,184
661 - R&M - IRRIGATION	9,476	11,073	10,850	5,485	8,904
663 - R&M - LANDSCAPE	57,242	59,019	52,298	43,106	63,924
664 - R&M - SIGNS	412	655	500	0	544
669 - R&M - STREETS	17,871	16,635	18,025	10,867	17,556
697 - CONTINGENCY	0	0	0	0	0
699 - MISCELLANEOUS	567	-65	0	0	0
701 - FUND ALLOCATION*	5,320	-2,741	0	0	0
TOTAL OPERATING	184,522	184,522	184,522	118,299	191,664
VARIANCE	0	0	0	20,092	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	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	13.34	13.34	14.34	14.34	15.34
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	84.50	88.00	91.00	91.00	94.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					15.34
401 - ASSESSMENTS	36,178	38,890	38,890	29,168	41,614
TOTAL INCOME	36,178	38,890	38,890	29,168	41,614
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	1,380	500	0	300
623 - SUPPLIES - IRRIGATION	47	533	500	419	500
624 - SUPPLIES - LANDSCAPE	485	652	750	412	750
630 - WATER	3,888	2,642	2,500	1,880	2,580
632 - ELECTRICITY	174	137	350	134	219
645 - SERVICES - DUMP FEES	0	104	1,125	461	880
646 - SERVICES - TREE TRMNG	8,092	8,650	6,354	0	7,357
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	4,017	3,554	4,100	1,854	3,584
659 - R&M - WALLS	180	4,197	515	258	544
661 - R&M - IRRIGATION	2,672	2,408	2,060	1,803	2,229
663 - R&M - LANDSCAPE	12,180	9,270	11,330	7,751	11,956
669 - R&M - PUMP	1,391	1,185	670	1,391	1,060
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	-5,082	-3,958	0	6,705	1,519
TOTAL OPERATING	36,178	38,890	38,890	29,168	41,614
VARIANCE	(0)	0	0	0	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.

INDIAN HILLS - 231 HOMES - DEPT 73

ASSESSMENTS	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	9.25	9.75	8.75	8.75	9.34
Tract Reserve	30.07	30.07	30.07	30.07	27.48
Wall/Fence Reserve	2.18	2.18	2.18	2.18	2.18
Monthly Assessment	107.00	111.00	112.00	112.00	112.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					9.34
401 - ASSESSMENTS	27,027	24,255	24,255	18,191	25,903
TOTAL INCOME	27,027	24,255	24,255	18,191	25,903
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	0	0	0
626 - SUPPLIES - STREETS	588	40	200	0	200
627 - SUPPLIES - SIGNS	0	140	200	0	200
632 - ELECTRICITY	4,216	4,408	4,046	2,912	4,644
640 - SERVICES - SWEEPING	3,459	3,660	4,000	2,745	3,795
647 - SERVICES - ACCOUNTING	8,316	8,316	8,316	6,237	8,316
664 - R&M - SIGNS	180	283	283	0	218
669 - R&M - STREETS	7,944	6,798	7,210	4,712	7,504
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	1,026
701 - FUND ALLOCATION	2,323	610	0	0	0
TOTAL OPERATING	27,027	24,255	24,255	16,606	25,903
VARIANCE	0	0	0	1,585	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.

SERRANO RIDGE - 213 HOMES - DEPT 75

ASSESSMENTS	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	9.18	9.68	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	93.00	97.00	99.00	99.00	101.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					9.68
401 - ASSESSMENTS	24,742	24,742	24,742	18,557	24,743
TOTAL INCOME	<u>24,742</u>	<u>24,742</u>	<u>24,742</u>	<u>18,557</u>	24,743
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	0	0	0
626 - SUPPLIES - STREETS	88	40	200	0	110
627 - SUPPLIES - SIGNS	0	140	200	0	100
632 - ELECTRICITY	4,396	4,263	4,338	2,818	5,295
640 - SERVICES - SWEEPING	3,459	3,660	4,030	2,745	3,740
647 - SERVICES - ACCOUNTING	7,668	7,668	7,668	5,751	7,668
664 - R&M - SIGNS	180	226	200	0	218
669 - R&M - STREETS	6,862	6,747	7,339	4,687	7,612
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	767	0	0
701 - FUND ALLOCATION	2,088	1,999	0	0	0
TOTAL OPERATING	<u>24,742</u>	<u>24,742</u>	<u>24,742</u>	<u>16,001</u>	24,743
VARIANCE	0	0	0	2,556	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.

LAKE PARK WEST - 354 HOMES - DEPT 77

ASSESSMENTS	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	8.74	8.24	8.24	8.24	9.24
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	77.00	80.00	82.00	82.00	85.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					9.24
401 - ASSESSMENTS	35,004	35,004	35,004	26,253	39,259
TOTAL INCOME	35,004	35,004	35,004	26,253	39,259
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	55	0	500	0	300
623 - SUPPLIES - IRRIGATION	122	836	500	412	500
624 - SUPPLIES - LANDSCAPE	70	0	150	124	150
630 - WATER	3,033	3,574	3,293	2,889	3,300
632 - ELECTRICITY	302	427	420	212	424
645 - SERVICES - DUMP FEES	0	2,178	1,125	500	1,120
646 - SERVICES - TREE TRMNG	9,500	5,700	5,766	0	6,676
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	0	747	695	77	544
661 - R&M - IRRIGATION	1,281	1,815	2,060	2,009	2,012
663 - R&M - LANDSCAPE	7,725	7,081	7,751	6,463	8,090
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION*	171	-99	0	653	3,399
TOTAL OPERATING	35,004	35,004	35,004	22,897	39,259
VARIANCE	0	0	0	3,356	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	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	43.10	43.60	44.60	44.60	45.60
Tract Reserve	26.40	26.40	26.40	26.40	26.40
Monthly Assessment	135.00	139.00	142.00	142.00	145.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					45.60
401 - ASSESSMENTS	210,326	215,150	215,150	161,363	219,957
TOTAL INCOME	210,326	215,150	215,150	161,363	219,957
OPERATING EXPENSES					
620 - SUPPLIES - SMALL TOOLS	353	585	500	411	500
621 - SUPPLIES - GAS/OIL	1,899	2,340	2,800	1,624	2,640
622 - SUPPLIES - WALLS/FENCES	334	515	450	0	300
623 - SUPPLIES - IRRIGATION	652	373	600	499	520
624 - SUPPLIES - LANDSCAPE	1,046	1,174	1,500	1,118	1,490
626 - SUPPLIES - STREETS	166	69	200	0	200
627 - SUPPLIES - SIGNS	0	372	200	0	100
628 - SUPPLIES - TRAILS	837	220	1,200	275	600
630 - WATER	5,637	4,684	5,895	4,786	5,020
632 - ELECTRICITY	7,364	7,665	7,680	5,132	7,600
640 - SERVICES - SWEEPING	25,701	30,000	30,000	20,845	30,000
645 - SERVICES - DUMP FEES	0	9,498	6,750	3,296	6,100
646 - SERVICES - TREE TRMNG	34,348	23,062	19,027	23,027	39,180
647 - SERVICES - ACCOUNTING	14,472	14,472	14,472	10,854	14,472
648 - SERVICES - OTHER	0	0	0	0	0
658 - R&M - TRAILS	69,474	67,851	68,006	49,002	72,854
659 - R&M - FNCS/BRDGS	1,957	8,961	4,996	2,215	0
661 - R&M - IRRIGATION	5,925	4,751	4,635	4,687	2,175
663 - R&M - LANDSCAPE	25,029	22,840	25,750	6,360	18,268
664 - R&M - SIGNS	489	489	489	0	218
666 - R&M - AUTO	2,599	906	2,000	27	1,200
669 - R&M - STREETS	19,750	15,991	18,000	9,605	16,520
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	-7,707	-1,668	0	9,463	0
TOTAL OPERATING	210,326	215,150	215,150	153,223	219,957
VARIANCE	0	0	0	8,140	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	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Club Expansion	0.00	0.00	0.00	0.00	0.00
Tract Operating*	13.18	13.68	13.68	13.68	14.68
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	81.00	85.00	87.00	87.00	90.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					14,68
401 - ASSESSMENTS	14,118	14,118	14,118	10,588	15,151
TOTAL INCOME	14,118	14,118	14,118	10,588	15,151
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	0	0	0	0	0
623 - SUPPLIES - IRRIGATION	90	31	200	202	151
624 - SUPPLIES - LANDSCAPE	664	899	700	747	800
630 - WATER	1,362	1,389	1,500	1,023	1,300
632 - ELECTRICITY	386	264	600	234	382
645 - SERVICES - DISPOSAL/WASTE	0	0	0	0	0
646 - SERVICES - TREE TRMNG	1,765	0	1,200	0	1,582
647 - SERVICES - ACCOUNTING	3,096	3,096	3,096	2,322	3,096
659 - R&M - WALLS	180	103	206	77	109
661 - R&M - IRRIGATION	1,500	1,687	1,131	1,545	1,859
663 - R&M - LANDSCAPE	4,635	5,871	5,485	3,914	5,872
697 - CONTINGENCY	0	0	0	0	0
698 - PROJECTS	0	0	0	0	0
699 - MISCELLANEOUS	0	0	0	0	0
701 - FUND ALLOCATION	440	777	0	0	0
TOTAL OPERATING	14,118	14,118	14,118	10,064	15,151
VARIANCE	0	0	0	524	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 II - 102 HOMES - DEPT 83

ASSESSMENTS	2018	2019	2020	2021	2022
Master Assessment	56.53	59.50	61.02	61.02	62.54
Master Reserve	8.97	9.50	9.98	9.98	10.46
Tract Operating*	3.50	4.00	4.00	4.00	4.00
Tract Reserve	0.00	0.00	0.00	0.00	0.00
Monthly Assessment	69.00	73.00	75.00	75.00	77.00

TRACT OPERATING BUDGET*	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCOME					4.00
401 - ASSESSMENTS	4,896	4,896	4,896	3,672	4,896
TOTAL INCOME	4,896	4,896	4,896	3,672	4,896
OPERATING EXPENSES					
622 - SUPPLIES - WALLS/FENCES	1,224	94	1,224	0	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	309	0	0	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	0	821	0	0	0
TOTAL OPERATING	4,896	4,896	4,896	2,754	4,896
VARIANCE	0	0	0	918	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.

REFURBISHMENT FUND

	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
INCLUDED IN BASE ASSESSMENTS			2.20		2.20
INCOME					
400 - ASSESSMENTS	90,710	90,710	90,710	68,033	90,710
403 - INTEREST	564	1,790	0	454	500
438 - COMMISSIONS - CELL SITES	84,181	87,548	90,412	67,869	94,028
TOTAL INCOME	175,456	180,049	181,122	136,356	185,238
EXPENSES - OPERATING					
715 - EXPENDITURES	19,944	87,026	0	22,775	0
720 - ALLOCATION	155,455	92,844	181,122	113,535	185,188
725 - TAX ALLOCATION	56	179	0	45	50
TOTAL OPERATING	175,456	180,049	181,122	136,356	185,238
TOTAL EXPENSES	175,456	180,049	181,122	136,356	185,238
CAPITAL FUND TOTALS	0	0	0	0	0

RESERVE ALLOCATION

	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 9 MONTHS	2022 BUDGET
CLUBHOUSE -MASTER					
Contribution per home per month	8.67	9.98	9.98		10.46
ANNUAL ALLOCATION - 3436 Homes	369,581	411,495	411,495	308,622	431,287
INTEREST	16,555	22,136	25,000	3,027	4,800
PRIOR YEAR EXCESS ALLOCATION .50 PER HOME			20,616		0
TOTAL ALLOCATION	386,136	433,631	436,495	311,648	436,087
TRACTS					
Contribution per home per month	22.91	28.20*	28.20		28.20
FOREST CREEK - #70 - 596 Homes	163,852	163,852	163,852	109,235	201,686
WALLS/FENCES	37,834	37,834	37,834	25,223	0
INTEREST	3,332	42,230	23,000	10,589	15,000
TOTAL ALLOCATION	205,018	243,917	224,686	145,047	216,686
Contribution per home per month	1.21	5.66*	5.66		5.66
PARKWOOD ESTATES - #72 -226 Homes	3,282	3,282	12,068	8,046	15,350
WALLS/FENCES	12,068	12,068	3,282	2,188	0
INTEREST	213	214	200	75	115
TOTAL ALLOCATION	15,563	15,564	15,550	10,309	15,465
Contribution per home per month	30.07	32.25*	32.25		29.66
INDIAN HILLS - #73 - 231 Homes	83,354	83,354	83,354	55,569	89,397
WALLS/FENCES	6,043	6,043	6,043	4,029	0
INTEREST	2,763	19,933	11,000	6,583	9,800
TOTAL ALLOCATION	92,160	109,330	100,397	66,181	99,197
Contribution per home per month	17.12	18.32	18.32		18.32
SERRANO RIDGE - #75 - 213 Homes	43,733	43,733	43,733	29,155	46,826
WALLS/FENCES	3,093	3,093	3,093	2,062	0
INTEREST	1,329	14,768	9,000	6,267	9,000
TOTAL ALLOCATION	48,155	61,594	55,826	37,484	55,826
Contribution per home per month	0.82	2.76*	2.76		2.76
LAKE PARK WEST - #77 - 354 Homes	2,634	2,634	2,634	1,756	11,724
WALLS/FENCES	9,091	9,091	9,091	6,060	0
INTEREST	41	187	150	65	150
TOTAL ALLOCATION	11,766	11,912	11,874	7,882	11,874
Contribution per home per month	26.40	26.40	26.40		26.40
THE WOODS - #78 - 402 Homes	127,354	127,354	127,354	84,902	127,354
INTEREST	6,491	33,970	16,000	-1,236	16,000
TOTAL ALLOCATION	133,844	161,324	143,354	83,666	143,354
Contribution per home per month	0.66	2.32*	2.32		2.32
PRAIRE RIDGE - #82 - 86 Homes	681	681	681	454	2,394
WALLS/FENCES	1,713	1,713	1,713	1,142	0
INTEREST	43	76	60	22	45
TOTAL ALLOCATION	2,437	2,470	2,454	1,618	2,439
Contribution per home per month	0.00	0.00	0.00		0.00
PARKWOOD ESTATES II - #83 - 102 Homes	0	0	0	0	0
INTEREST	23	44	35	11	22
TOTAL ALLOCATION	23	44	35	11	22
TOTAL ALLOCATION	895,102	1,039,786	990,672	663,847	980,950

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

*Increase due to Wall/Fence Reserve Added in 2017