

**FOUR SEASONS LAKESITES  
PROPERTY OWNERS ASSOCIATION, INC.  
2023 APPROVED BUDGET OVERVIEW**

AUGUST 2022 ACTUAL LOT COUNT	REVENUE	2023 Assmnt	2023 Revenue
	PROJECTED MEMBERSHIP PROPERTY TYPE		
1420	Improved Lots Horseshoe Bend (On Site)	\$ 723.00	\$ 1,026,660.00
135	Improved Lots Horseshoe Bend (Grinder Pump)	\$ 574.00	\$ 77,490.00
95	Improved Lots Horseshoe Bend (Gravity)	\$ 574.00	\$ 54,530.00
21	Improved Lots Shawnee Bend (On-Site)	\$ 960.00	\$ 20,160.00
462	Improved Lots Shawnee Bend (Grinder Pump)	\$ 801.00	\$ 370,062.00
27	Improved Lots Shawnee Bend (Gravity)	\$ 801.00	\$ 21,627.00
<b>2160</b>	<b>TOTAL IMPROVED</b>		<b>\$ 1,570,529.00</b>
2971	Unimproved Lots Horseshoe Bend	\$ 351.00	\$ 1,042,821.00
1229	Unimproved Lots Shawnee Bend	\$ 432.00	\$ 530,928.00
<b>4200</b>	<b>TOTAL UNIMPROVED</b>		<b>\$ 1,573,749.00</b>
<b>6360</b>	<b>TOTAL MEMBER ASSESSMENTS</b>		<b>\$ 3,144,278.00</b>
<b>406</b>	<b>TOTAL ASSOCIATE MEMBER ASSESSMENTS</b>	\$ 351.00	<b>\$ 142,506.00</b>
<b>6766</b>	<b>TOTAL POTENTIAL ASSESSMENTS</b>		<b>\$ 3,286,784.00</b>
	<b>OTHER REVENUE:</b>		<b>2023</b>
	Bad Debt Recovered/Late Fees/Finance Charges		\$ 200,000.00
	Interest Bank		\$ 5,000.00
	Activity Center Use Fees		\$ 10,000.00
	Permit Fees		\$ 15,000.00
	Re-Plat Fees		\$ 5,000.00
<b>Total Other Revenue</b>			<b>\$ 235,000.00</b>
	<b>FEE BASED AMENITIES</b>		
	Storage Facilities (Net)		\$ 30,000.00
	Fitness Center (Net)		\$ 10,000.00
	Campground (Net)		\$ (20,000.00)
<b>Total Fee-Based Amenities</b>			<b>\$ 20,000.00</b>
<b>Aquatic Center Debt Service</b>			<b>\$ (50,000.00)</b>
<b>GRAND TOTAL - ASSESSMENT + OTHER REVENUE + FEE-BASED AMENITIES - DEBT-SERVICE</b>			<b>\$ 3,491,784.00</b>

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EXPENSES	2023 Expense
<b>Operating Expense:</b>	
ACCOUNTING	\$ 191,400
COMMUNITY CENTER	\$ 58,081
ADMINISTRATION	\$ 323,004
ALLOWANCE FOR BAD DEBT	\$ 323,117
AMENITIES	\$ 520,180
AQUATIC CENTER	\$ 98,208
ARCHITECTURAL CONTROL	\$ 120,127
ENVIRONMENTAL SERVICES	\$ 228,471
G&A OVERHEAD	\$ 240,721
MANAGEMENT FEE	\$ 350,064
PAST DUE MANAGEMENT	\$ 19,000
COLLECTIONS	\$ 31,168
OWNERS' SERVICES	\$ 277,478
PROJECT / CONTINGENCY FUND	\$ 50,000
ROADS - HORSESHOE BEND	\$ 4,800
ROADS - SHAWNEE BEND	\$ 135,455
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 2,971,274</b>
Designated Reserve Contribution - Horseshoe Bend	\$ -
Designated Reserve Contribution - Shawnee Bend	\$ 98,500
Designated Reserve Contribution - General	\$ 208,800
<b>TOTAL RESERVE FUND CONTRIBUTIONS</b>	<b>\$ 307,300</b>
<b>GRAND TOTAL EXPENSE &amp; RESERVE FUNDS</b>	<b>\$ 3,278,574</b>
<b>Additional Contribution to Designated Reserves from Projected Revenue</b>	<b>\$ -</b>
<b>OTHER REVENUE FUNDS</b>	<b>\$ -</b>
<b>Projected Net Revenue/Loss</b>	<b>\$ 213,210</b>