

**FOUR SEASONS LAKESITES
 PROPERTY OWNERS ASSOCIATION, INC.
 2024 APPROVED BUDGET OVERVIEW**

AUGUST 2023 ACTUAL LOT COUNT	REVENUE	2023 Assmnt	2024 Assmnt	2024 Revenue
	PROJECTED MEMBERSHIP PROPERTY TYPE			
1442	Improved Lots Horseshoe Bend (On Site)	\$ 723.00	\$ 850.00	\$ 1,225,700.00
137	Improved Lots Horseshoe Bend (Grinder Pump)	\$ 574.00	\$ 681.00	\$ 93,297.00
87	Improved Lots Horseshoe Bend (Gravity)	\$ 574.00	\$ 681.00	\$ 59,247.00
21	Improved Lots Shawnee Bend (On-Site)	\$ 960.00	\$ 1,120.00	\$ 23,520.00
490	Improved Lots Shawnee Bend (Grinder Pump)	\$ 801.00	\$ 939.00	\$ 460,110.00
30	Improved Lots Shawnee Bend (Gravity)	\$ 801.00	\$ 939.00	\$ 28,170.00
2207	TOTAL IMPROVED			\$ 1,890,044.00
2953	Unimproved Lots Horseshoe Bend	\$ 351.00	\$ 428.00	\$ 1,263,884.00
1149	Unimproved Lots Shawnee Bend	\$ 432.00	\$ 520.00	\$ 597,480.00
4102	TOTAL UNIMPROVED			\$ 1,861,364.00
6309	TOTAL MEMBER ASSESSMENTS			\$ 3,751,408.00
406	TOTAL ASSOCIATE MEMBER ASSESSMENTS	\$ 351.00	\$ 428.00	\$ 173,768.00
6715	TOTAL POTENTIAL ASSESSMENTS			\$ 3,925,176.00
	OTHER REVENUE:		2023	2024
	Bad Debt Recovered/Late Fees/Finance Charges		\$ 200,000.00	\$ 50,000.00
	Interest Bank		\$ 5,000.00	\$ 25,000.00
	Amenities Use Fees*		\$ 10,000.00	\$ 82,000.00
	Permit Fees		\$ 15,000.00	\$ 20,000.00
	Re-Plat Fees		\$ 5,000.00	\$ 4,000.00
Total Other Revenue				\$ 181,000.00
GRAND TOTAL = ASSESSMENT + OTHER REVENUE				\$ 4,106,176.00

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EXPENSES		2023 Expense	2024 Expense
Operating Expense:			
ACCOUNTING		\$ 191,400	\$ 196,800
ADMINISTRATION		\$ 323,004	\$ 333,600
ALLOWANCE FOR BAD DEBT		\$ 323,117	\$ 390,000
AMENITIES		\$ 520,180	\$ 572,018
AQUATIC CENTER		\$ 98,208	\$ 588,231
ARCHITECTURAL CONTROL		\$ 120,127	\$ 155,531
CAMPGROUND*		\$ 48,556	\$ 29,972
COLLECTIONS		\$ 31,168	\$ 33,172
COMMUNITY CENTER		\$ 58,081	\$ 50,009
ENVIRONMENTAL SERVICES		\$ 228,471	\$ 230,476
FITNESS CENTER*		\$ 30,408	\$ 35,352
G&A OVERHEAD		\$ 240,721	\$ 285,998
MANAGEMENT FEE		\$ 350,064	\$ 361,320
OWNERS' SERVICES		\$ 277,478	\$ 217,996
PAST DUE MANAGEMENT		\$ 19,000	\$ 25,000
PROJECT / CONTINGENCY FUND		\$ 50,000	\$ 100,000
STORAGE FACILITIES*		\$ 15,072	\$ 3,010
ROADS - HORSESHOE BEND		\$ 4,800	\$ 4,800
ROADS - SHAWNEE BEND		\$ 135,455	\$ 135,304
TOTAL OPERATING EXPENSES		\$ 3,065,310	\$ 3,748,589
Designated Reserve Contribution - Horseshoe Bend		\$ -	\$ -
Designated Reserve Contribution - Shawnee Bend		\$ 98,500	\$ 100,500
Designated Reserve Contribution - General and Fee-Based Amenities		\$ 208,800	\$ 179,700
TOTAL RESERVE FUND CONTRIBUTIONS			\$ 280,200
GRAND TOTAL EXPENSE & RESERVE FUNDS			\$ 4,028,789
Additional Contribution to Designated Reserves from Projected Revenue			\$ -
OTHER REVENUE FUNDS			\$ -
Projected Net Revenue/Loss			\$ 77,387