

FOUR SEASONS LAKESITES PROPERTY OWNERS ASSOCIATION, INC. APPROVED 2026 BUDGET OVERVIEW

AUGUST 2024 ACTUAL LOT COUNT	REVENUE	2025 Assmnt	2026 Assmnt	2026 Revenue
	PROJECTED MEMBERSHIP PROPERTY TYPE			
1469	Improved Lots Horseshoe Bend (On Site)	\$ 863.00	\$ 897.00	\$ 1,317,693.00
137	Improved Lots Horseshoe Bend (Grinder Pump)	\$ 691.00	\$ 725.00	\$ 99,325.00
88	Improved Lots Horseshoe Bend (Gravity)	\$ 691.00	\$ 725.00	\$ 63,800.00
22	Improved Lots Shawnee Bend (On-Site)	\$ 1,137.00	\$ 1,182.00	\$ 26,004.00
531	Improved Lots Shawnee Bend (Grinder Pump)	\$ 953.00	\$ 991.00	\$ 526,221.00
27	Improved Lots Shawnee Bend (Gravity)	\$ 953.00	\$ 991.00	\$ 26,757.00
2274	TOTAL IMPROVED			\$ 2,059,800.00
2889	Unimproved Lots Horseshoe Bend	\$ 434.00	\$ 460.00	\$ 1,328,940.00
1095	Unimproved Lots Shawnee Bend	\$ 528.00	\$ 560.00	\$ 613,200.00
3984	TOTAL UNIMPROVED			\$ 1,942,140.00
6258	TOTAL MEMBER ASSESSMENTS			\$ 4,001,940.00
406	TOTAL ASSOCIATE MEMBER ASSESSMENTS	\$ 434.00	\$ 460.00	\$ 186,760.00
6664	TOTAL POTENTIAL ASSESSMENTS			\$ 4,188,700.00
	OTHER REVENUE:		2025	2026
	Bad Debt Recovered/Late Fees/Finance Charges		\$ 60,000.00	\$ 80,000.00
	Interest Bank		\$ 20,000.00	\$ 10,000.00
	Amenities Use Fees*		\$ 82,000.00	\$ 82,000.00
	Permit Fees		\$ 25,000.00	\$ 30,000.00
	Re-Plat Fees		\$ 4,000.00	\$ 4,000.00
Total Other Revenue				\$ 206,000.00
GRAND TOTAL = ASSESSMENT + OTHER REVENUE				\$ 4,394,700.00

**FOUR SEASONS LAKESITES
PROPERTY OWNERS ASSOCIATION, INC.
APPROVED 2026 BUDGET OVERVIEW**

EXPENSES		2025 Expense	2026 Expense
Operating Expense:			
ACCOUNTING		\$ 202,800	\$ 207,800
ADMINISTRATION		\$ 344,280	\$ 353,135
ALLOWANCE FOR BAD DEBT		\$ 400,000	\$ 400,000
AMENITIES		\$ 605,171	\$ 627,070
AQUATIC CENTER		\$ 643,221	\$ 667,680
ARCHITECTURAL CONTROL		\$ 160,461	\$ 164,721
CAMPGROUND*		\$ 30,116	\$ 28,498
COLLECTIONS		\$ 34,000	\$ 34,610
COMMUNITY CENTER		\$ 51,044	\$ 50,504
ENVIRONMENTAL SERVICES		\$ 231,751	\$ 255,737
FITNESS CENTER*		\$ 37,104	\$ 31,359
G&A OVERHEAD		\$ 310,218	\$ 290,467
MANAGEMENT FEE		\$ 372,888	\$ 382,476
OWNERS' SERVICES		\$ 173,343	\$ 177,246
PAST DUE MANAGEMENT		\$ 33,172	\$ 27,010
PROJECT / CONTINGENCY FUND		\$ 100,000	\$ 75,000
STORAGE FACILITIES*		\$ 3,070	\$ 3,100
ROADS - HORSESHOE BEND		\$ 4,800	\$ 5,000
ROADS - SHAWNEE BEND		\$ 133,316	\$ 121,500
TOTAL OPERATING EXPENSES		\$ 3,870,755	\$ 3,902,913
Designated Reserve Contribution - Horseshoe Bend		\$ 40,000	\$ 5,000
Designated Reserve Contribution - Shawnee Bend		\$ 102,500	\$ 75,000
Designated Reserve Contribution - General and Fee-Based Amenities		\$ 202,700	\$ 296,500
TOTAL RESERVE FUND CONTRIBUTIONS		\$ 345,200	\$ 376,500
GRAND TOTAL EXPENSE & RESERVE FUNDS		\$ 4,215,955	\$ 4,279,413
Additional Contribution to Designated Reserves from Projected Revenue			\$ -
OTHER REVENUE FUNDS			
Projected Net Revenue/Loss			\$ 115,287