

LAKE SAWYER SOUTH COMMUNITY ASSOCIATION, INC.

APPROVED BUDGET YEAR ENDING DECEMBER 31, 2023

TOTAL ASSESSMENT INCOME:

\$ 830,144.00

COMMON AREA EXPENSES - (744 UNITS)

General & Administrative

6020 - Audit Fees / Tax Preparation	3,000.00
6040 - Legal Fees	4,980.00
6080 - Bank Fees / Coupon Books	3,756.00
6090 - Postage	2,165.00
6095 - Copies / Printing	5,000.00
6110 - Insurance	25,647.64
6160 - Management Fees	34,200.00
6220 - Corporate Annual Report	61.25
6230 - Meeting Expenses	1,800.00
6240 - Bad Debt	500.00
6380 - Reserve Study	10,100.00
6390 - Miscellaneous	1,832.00
6400 - Community Events	1,500.00
6410 - Violation Enforcement	2,616.00

General & Administrative

\$ 97,157.89

Grounds Maintenance

6510 - Grounds Maintenance	98,863.32
6530 - Mulch	10,500.00
6540 - Plant Replacement	6,240.00
6550 - Tree Trim / Removal / Replacement	26,000.00
6560 - Sod Replacement	2,500.00
6610 - Irrigation - Repairs / Maintenance	12,300.00
6620 - Backflow Certification	100.00
6640 - Electrical Repairs	750.00
6660 - Conservative Area / Fence	2,000.00
6670 - Signage - Repairs / Maintenance	400.00
6750 - Fountain Maintenance	630.00
6790 - Handyman Services	500.00
6830 - Pressure Washing	32,000.00
6835 - Pond Maintenance	7,800.00
6845 - Holiday Decoration	5,000.00

Grounds Maintenance

\$ 205,583.32

Access Control

6975 - Pool Camera Monitoring	2,664.33
6980 - Security	19,525.00
6990 - Security Gate Phone	1,086.40
6995 - Administrative	250.00

Access Control

\$ 23,525.73

Amenity Maintenance

7010 - Pool Operation	20,400.00
7030 - Pool Permit	335.35
7050 - Pool Fence Repair	1,400.00
7055 - Locks / Keys	500.00
7100 - Bathhouse Cleaning	6,150.00
7110 - Bathhouse Supplies	300.00
7150 - Termite Bond	250.00
7160 - Pest Control	900.00
7200 - Electricity - Pool/BH	13,734.00
7210 - Water/ Sewer	1,638.00
7310 - Repairs / Supplies	6,000.00
7320 - General Improvements	11,572.24

Amenity Maintenance

\$ 63,179.59

Utilities

7810 - Electricity - Common Areas	2,268.00
7850 - Utilities - Irrigation Water	14,616.00

Utilities

\$ 16,884.00

Reserve Expenses

8005 - Reserves - Pooled	35,490.96
8030 - Reserves - Cabana Roof	1,271.21
8050 - Reserves - Cabana Interior	2,177.72

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8060 - Reserves - Pool	5,917.75
8070 - Reserves - Pool Furniture	3,801.49
8105 - Reserves - Putting Green	1,110.17
8115 - Reserves - Tennis / Basketball	2,204.17
Reserve Expenses	\$ 51,973.47
TOTAL COMMON AREA EXPENSES	\$ 458,304.00
Common Area Expenses Per Unit Per Quarter	\$ 154.00

TOWNHOME EXPENSES - (140 UNITS)

Townhome Expense		\$ 156,287.38
8315 - Legal Fees - TH	5,000.00	
8320 - Landscape	66,688.00	
8325 - Sprinkler Repairs / Maintenance	11,000.00	
8340 - Landscape Replacement	8,960.00	
8345 - Tree Trimming - TH	22,500.00	
8350 - Exterior Repairs - Buildings	2,672.33	
8355 - Pressure Washing	14,500.00	
8360 - Termite Bond	12,360.00	
8370 - Miscellaneous - Buildings	1,217.05	
8410 - Electric	430.00	
8415 - Utilities - TH Irrigation Water	10,460.00	
8425 - Mailbox Kiosk	500.00	
Reserves - TH		
8010 - Reserves - Pooled TH	28,565.03	
8090 - Reserves - Roofs Berkshire	147,603.94	
8100 - Reserves - Paint Berkshire	29,836.76	
8120 - Reserves - Courtyard Fences	9,546.89	
Reserve - TH		\$ 215,552.62
TOTAL TOWNHOME EXPENSES		\$ 371,840.00
Townhomes Expenses Assessment		\$ 664.00
GRAND TOTAL BUDGET EXPENSES		\$ 830,144.00

RESERVE CALCULATIONS

Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/22	2023 Annual Reserve Amount
Reserves - Allocated Common across all Common accounts - 744 Units					
Reserves - Unallocated (Pool Elements & Site Elements)	2-40	2-26	487,336.00	96,516.81	35,490.96
Reserves - Cabana Roof	12-18	3	10,000.00	6,186.37	1,271.21
Reserves - Cabana Painting	5-7	1	4,000.00	6,889.66	0.00
Reserves - Cabana Interior (Bathroom)	20	14	45,000.00	14,511.88	2,177.72
Reserves - Pool Resurface	8-25	6-16	68,770.00	22,626.38	5,917.75
Reserves - Pool Furniture	12	5	30,000.00	10,992.56	3,801.49
Reserves - Putting Green	10	5	10,580.00	5,029.15	1,110.17
Reserves - Tennis / Basketball	4-30	4-24	62,218.00	9,318.24	2,204.17
Reserves - Allocated TH across all TH accounts - 140 Units					
Reserves - Roof Berkshire	12-18	4-6	1,335,200.00	537,487.58	147,603.94
Reserves - Paint	5-7	6	308,100.00	129,079.46	29,836.76
Reserves - Courtyard Fences	15-20	6-8	117,900.00	46,982.04	9,546.89
Reserves - Pooled TH	3-65	1-26	513,423.00	209,193.72	28,565.03

Style of Home	# of Units	2023 Quarterly Assessment
Single Family Quarterly Assessment	604	154.00
Townhome Quarterly Assessment	140	818.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.