Crescent Valley # of Homes *131*	2021 Actual	2022 Actual	2023 Budget	2023 Actual YTD 6/30/2023	Projected 2023 Year End	Proposed 2024 Budget Annual	Monthly Per House	Per Lot Per Year
OPERATING INCOME								
Assessment Income	73,884.00	73,884.00	73,884.00	36,942.00	73,884.00	73,884.00	47.00	564.00
Violation Fines	2,500.00	1,900.00		5,100.00	6,000.00			
Late Fees	2,318.83	2,218.90		1,100.00	1,800.00			
Legal Fees								
Miscellaneous Income	40.00	20.00						
Collection Income								
Gates/Keys								
Insurance Claim	7,588.85	1,000.00						
Interest - Operating	10.68	4.57		2.51	5.00			
Total Operating Income	**$ 86,342.36**	**$ 79,027.47**	**$ 73,884.00**	**$ 43,144.51**	**$ 81,689.00**	**$ 73,884.00**	**$ 47.00**	**$ 564.00**
OPERATING EXPENSES								
Administrative Expense								
Management Fees	15,840.00	15,840.00	17,040.00	8,520.00	17,040.00	17,040.00	10.84	130.08
Bank Service Charges							-	-
Collections							-	-
Legal	50.00			877.50	1,000.00	1,000.00	0.64	7.63
Accounting/Tax Prep	125.00	125.00	125.00	125.00	125.00	125.00	0.08	0.95
Misc. Expense						-	-	-
Bad Debt				100.00	100.00	-	-	-
Postage	1,522.00	1,856.41	1,800.00	839.61	1,655.00	1,850.00	1.18	14.12
Coupons/Statements	227.00	230.91	250.00	296.16	400.00	450.00	0.29	3.44
Auto Towing							-	-
Ombudsman/Secretary of State	656.75	606.75	606.75		606.75	606.75	0.39	4.63
Website	420.00	420.00	420.00	210.00	420.00	420.00	0.27	3.21
Printing & Reproduction							-	-
Social			300.00			300.00	0.19	2.29
Storage	240.00	240.00	240.00	120.00	240.00	240.00	0.15	1.83
Total Administrative	**$ 19,080.75**	**$ 19,319.07**	**$ 20,781.75**	**$ 11,088.27**	**$ 21,586.75**	**$ 22,031.75**	**$ 14.02**	**$ 168.18**
Insurance Expense								
Insurance Liability/Property/D&O	2,723.76	2,477.92	3,000.00	1,450.11	2,600.00	3,200.00	2.04	24.43
Workers Comp	495.00	495.00	495.00	247.50	495.00	495.00	0.31	3.78
Total Insurance	**$ 3,218.76**	**$ 2,972.92**	**$ 3,495.00**	**$ 1,697.61**	**$ 3,095.00**	**$ 3,695.00**	**$ 2.35**	**$ 28.21**
Landscaping Expense								
Landscape Contract	22,200.00	26,502.00	27,000.00	13,500.00	27,000.00	27,000.00	17.18	206.11
Landscape - Other	4,205.00	10,057.00	9,000.00	3,098.20	4,000.00	8,775.00	5.58	66.98
Total Landscaping	**$ 26,405.00**	**$ 36,559.00**	**$ 36,000.00**	**$ 16,598.20**	**$ 31,000.00**	**$ 35,775.00**	**$ 22.76**	**$ 273.09**
Transfer to Reserves								
Transfer to Reserves	30,000.00	10,728.00	1,800.00	900.00	1,800.00	6,000.00	3.82	45.80
Reserve Study -2023					800.00		-	-
Total Transfer to Reserves	**$ 30,000.00**	**$ 10,728.00**	**$ 1,800.00**	**$ 900.00**	**$ 2,600.00**	**$ 6,000.00**	**$ 3.82**	**$ 45.80**
					Study says 32,400			
Repairs & Maintenance								
Common Area Maint	591.50	1,000.00	-			1,000.00	0.64	7.63
General Repairs		540.00	1,000.00	173.00	173.00	302.25	0.19	2.31
Graffiti Removal						-	-	-
Security	6,453.00	5,896.00	6,214.00		6,214.00	-	-	-
Lighting			-			-	-	-
Street Sweeping						-	-	-
Total Repairs & Maintenance	**$ 7,044.50**	**$ 7,436.00**	**$ 7,214.00**	**$ 173.00**	**$ 6,387.00**	**$ 1,302.25**	**$ 0.83**	**$ 9.94**
Utilities Expense								
Water - Sewer	4,302.41	4,470.38	4,593.25	1,402.11	4,835.00	5,080.00	3.23	38.78
Telephone							-	-
Total Utilities	**$ 4,302.41**	**$ 4,470.38**	**$ 4,593.25**	**$ 1,402.11**	**$ 4,835.00**	**$ 5,080.00**	**$ 3.23**	**$ 38.78**
Total Expenses	**$ 90,051.42**	**$ 81,485.37**	**$ 73,884.00**	**$ 31,859.19**	**$69,503.75**	**$ 73,884.00**	**$ 47.00**	**$ 564.00**
Net Income /(Loss)	**$ (3,709.06)**	**$ (2,457.90)**	**$ -**	**$ 11,285.32**	**$ 12,185.25**	**$ -**	**$ -**	**$ -**

RESERVE ANALYSIS

Beginning Balance Reserve 2024	**$ 88,228.77**		Projected expenses 2024	
Reserve Interest 2024	$ 52.00			
Reserve Expenses 2024	$14,620.00		Street Signs	$4,620.00
Reserve Contribution 2024	$ 6,000.00		Park Furn	$10,000.00
Ending Reserve Balance 2024	**$ 79,660.64**			
Balance per Reserve Study	$ 188,921.00	42.17%	Total=	$14,620.00