

Horizon View # of Homes 72	2021 Actual	2022 Actual	2023 Budget	2023 Actual through 6.30.23	2023 Projected Year End	Proposed 2024 Budget Annual	Semi-Annual Per House	Per Lot Per Year
----------------------------------	----------------	----------------	----------------	--------------------------------------	-------------------------------	--------------------------------------	--------------------------	---------------------

OPERATING INCOME

Assessment Income	12,672.00	12,672.00	12,672.00	6,336.00	12,672.00	12,672.00	88.00	176.00
Violation Fines	(5,600.00)						-	-
Late Fees	227.00	185.00		80.00	80.00		-	-
Legal Fees							-	-
Owner Admin Fees							-	-
Gates/Keys							-	-
Interest - Operating	3.56	2.22		1.17	2.10		-	-
Total Operating Income	\$ 7,302.56	\$ 12,859.22	\$12,672.00	\$ 6,417.17	\$ 12,754.10	\$ 12,672.00	\$ 88.00	\$ 176.00

OPERATING EXPENSES

Administrative Expense

Management Fees	6,000.00	6,000.00	6,000.00	3,000.00	6,000.00	6,000.00	41.67	83.33
Legal & Professional	455.00						-	-
Accounting/Tax Prep	125.00	125.00	125.00	125.00	125.00	150.00	1.04	2.08
Bank Fees	20.00						-	-
Bad Debt		88.00					-	-
Postage	271.05	419.67	350.00	104.87	245.00	380.00	2.64	5.28
Storage	240.00	240.00	240.00	120.00	240.00	240.00	1.67	3.33
Ombudsman/Sec of State	406.00	356.00	356.00	356.00	356.00	356.00	2.47	4.94
Admin/Supplies/Miscellaneous	264.06						-	-
Secretary of State Annual Reg							-	-
Total Administrative	\$ 7,781.11	\$ 7,228.67	\$ 7,071.00	\$ 3,705.87	\$ 6,966.00	\$ 7,126.00	\$ 49.49	\$ 98.97

Insurance Expense

Liability/Property/D&O	1,690.68	1,826.75	1,903.55	1,003.77	2,100.00	2,350.00	16.32	32.64
Total Insurance	\$ 1,690.68	\$ 1,826.75	\$ 1,903.55	\$ 1,003.77	\$ 2,100.00	\$ 2,350.00	\$ 16.32	\$ 32.64

Landscaping Expense

Landscape Service	1,355.00	1,980.00	1,980.00	990.00	1,980.00	1,980.00	13.75	27.50
Landscape - Other	2,350.00	1,775.00	1,500.00			500.00	3.47	6.94
Total Landscaping	\$ 3,705.00	\$ 3,755.00	\$ 3,480.00	\$ 990.00	\$ 1,980.00	\$ 2,480.00	\$ 17.22	\$ 34.44

Transfer to Reserves

Transfer to Reserves							-	-
Reserve Study							-	-
Total Transfer to Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Repairs & Maintenance

Common Area Maint. Materials							-	-
General Repairs							-	-
Plumbing / Maintenance-Back flow	50.00	60.00	60.00	65.00	65.00	70.00	0.49	0.97
Total Repairs & Maintenance	\$ 50.00	\$ 60.00	\$ 60.00	\$ 65.00	\$ 65.00	\$ 70.00	\$ 0.49	\$ 0.97

Utilities Expense

Electric	329.33	328.02	343.91	165.37	332.00	350.00	2.43	4.86
Water - Sewer	921.92	1,186.26	1,230.25	360.11	965.00	1,237.00	8.59	17.18
Total Utilities	\$ 1,251.25	\$ 1,514.28	\$ 1,574.16	\$ 525.48	\$ 1,297.00	\$ 1,587.00	\$ 11.02	\$ 22.04

Total Expenses	\$ 14,478.04	\$ 14,384.70	\$14,088.71	\$ 6,290.12	\$ 12,408.00	\$ 13,613.00	\$ 94.53	\$ 189.07
-----------------------	---------------------	---------------------	--------------------	--------------------	---------------------	---------------------	-----------------	------------------

Net Income /(Loss)	\$ (7,175.48)	\$ (1,525.48)	\$ (1,416.71)	\$ 127.05	\$ 346.10	\$ (941.00)	\$ (6.53)	\$ (13.07)
---------------------------	----------------------	----------------------	----------------------	------------------	------------------	--------------------	------------------	-------------------

RESERVE ANALYSIS

Beginning Balance Reserve 2023	\$ 10,880.79							
Reserve Interest 2023	\$ 89.00							
Reserve Expenses 2023	\$ -							
Reserve Contribution 2023	\$ -							
Ending Reserve Balance 2023	\$ 10,969.79					\$ -		
100% Balance per Reserve Study	\$ 2,475.00	443.22%						