

LIVE OAK PRESERVE ASSOCIATION, INC.
2023 BUDGET BOARD APPROVED
JANUARY 1, 2023 - DECEMBER 31, 2023

		2022	2022	2023	2023
		YEAR END	EST.	YEAR END	MONTHLY
		BUDGET	YEAR END	BUDGET	BUDGET
INCOME					
3100	2023 MAINTENANCE FEES 1590 Units @\$130/Mth	\$ 2,385,000	\$ 2,385,000	\$ 2,472,065	\$ 206,005
3100.1	UNCOLLECTED ASSESSMENTS	\$ (21,600)	\$ (12,053)	\$ (18,000)	\$ (1,500)
3101	2022 OAKTHORN FEES 16 Units @ \$51/Mth	\$ 9,792	\$ 9,792	\$ 9,792	\$ 816
3102	2022 PINWOOD FEES 198 Units @ \$19/Mth	\$ 45,144	\$ 45,144	\$ 45,144	\$ 3,762
3103	2022 ROYAL OAK FEES 74 Units @ \$29/Mth	\$ 25,752	\$ 25,752	\$ 25,752	\$ 2,146
3104	2022 ASHWOOD FEES 27 Units @ \$39/Mth	\$ 12,636	\$ 12,636	\$ 12,636	\$ 1,053
3104.1	2022 BRIARWOOD FEES 134 Units @ 20/Mth	\$ 32,160	\$ 32,160	\$ 32,160	\$ 2,680
3105	CAPITAL CONTRIBUTION		\$ 25,500		\$ -
3400	OPERATING INTEREST		\$ 963		\$ -
3401	DELINQUENT INTEREST/LATE FEES		\$ 35,966		\$ -
3450	RESERVE INTEREST		\$ 5,507		\$ -
3900	OTHER INCOME		\$ 24,000		\$ -
TOTAL REVENUE		\$ 2,488,884	\$ 2,590,367	\$ 2,579,549	\$ 214,962
MASTER OPERATING EXPENSES					
ADMINISTRATION					
4006	MANAGEMENT/BOOKEEPING	\$ 158,544	\$ 158,544	\$ 163,296	\$ 13,608
4012	OFFICE EXPENSE/MISC. ADMINISTRATIVE/MAILINGS	\$ 45,000	\$ 59,304	\$ 60,000	\$ 5,000
4020	LEGAL	\$ 45,000	\$ 37,464	\$ 39,000	\$ 3,250
4025	CPA/AUDIT	\$ 5,400	\$ 5,395	\$ 5,400	\$ 450
4030	LICENSES/FEES/TAXES	\$ 492	\$ 486	\$ 492	\$ 41
4060	WEBSITE SERVICES	\$ 1,200	\$ 1,288	\$ 1,290	\$ 108
4076	PROFESSIONAL FEES	\$ 22,896	\$ 22,013	\$ 22,896	\$ 1,908
Sub-Total		\$ 278,532	\$ 262,481	\$ 292,374	\$ 24,365
INSURANCE					
4090	PROPERTY & GENERAL LIABILITY	\$ 77,304	\$ 74,334	\$ 87,960	\$ 7,330
4092	UMBRELLA	\$ 78,156	\$ 57,806	\$ 74,064	\$ 6,172
4093	D&O & CRIME	\$ 5,436	\$ 5,318	\$ 13,200	\$ 1,100
4095	WORKMAN COMP	\$ 648	\$ 612	\$ 648	\$ 54
4100	INSURANCE LOAN INTEREST EXP.	\$ 1,800	\$ -	\$ -	\$ -
Sub-Total		\$ 163,344	\$ 138,069	\$ 175,872	\$ 14,656
GROUNDS MAINTENANCE					
6000	COMPLIANCE ENFORCEMENT/LAWN DELINQUENT	\$ 1,500	\$ -	\$ 1,500	\$ 125
6100	GENERAL GROUNDS MAINTENANCE/NON-CONTRACT	\$ 21,000	\$ 9,383	\$ 21,000	\$ 1,750
6110	LANDSCAPE CONTRACT	\$ 343,776	\$ 339,473	\$ 343,776	\$ 28,648
6111	IRRIGATION MAINTENANCE/NON-CONTRACT	\$ 12,000	\$ 11,323	\$ 12,000	\$ 1,000
6120	RUBBISH REMOVAL	\$ 7,800	\$ 3,600	\$ 6,000	\$ 500
6200	HOLIDAY LIGHTS/DECORATIONS	\$ 27,000	\$ 25,450	\$ 27,000	\$ 2,250
6900	CONTINGENCY	\$ 12,000	\$ 809	\$ 12,000	\$ 1,000
Sub-Total		\$ 425,076	\$ 390,037	\$ 423,276	\$ 35,273
CLUBHOUSE					
5000	BUILDING MAINTENANCE (INCLUDES GATE HOUSE)	\$ 69,000	\$ 64,971	\$ 69,000	\$ 5,750
5002	SIGNAGE	\$ 4,500	\$ 5,968	\$ 6,000	\$ 500
5006	GATE MAINTENANCE/REPAIR & CAMERAS	\$ 24,000	\$ 53,390	\$ 24,000	\$ 2,000
5006.1	GATE DAMAGE REPAIRS	\$ -	\$ (51,197)	\$ -	\$ -
5010	FIRE SUPPRESSION	\$ 600	\$ -	\$ 600	\$ 50
5025	PEST CONTROL	\$ 1,500	\$ 1,245	\$ 1,500	\$ 125
5100	COURTESY OFFICERS	\$ 176,769	\$ 140,906	\$ 186,184	\$ 15,515
5120	CLUB HOUSE STAFF	\$ 175,000	\$ 124,022	\$ 175,000	\$ 14,583
5130	LIFESTYLE EVENTS	\$ 24,000	\$ 4,872	\$ 24,000	\$ 2,000
5150	GATE EQUIPMENT/MONITORING - ENVERA	\$ 175,000	\$ 174,386	\$ 175,000	\$ 14,583
5155	GOLF CART MAINT	\$ 7,200	\$ 5,765	\$ 7,200	\$ 600
5210	JANITORIAL SUPPLIES	\$ 6,000	\$ 6,151	\$ 6,000	\$ 500
5211	JANITORIAL SERVICE CONTRACT	\$ 28,500	\$ 32,258	\$ 45,000	\$ 3,750
6150	POOL MAINTENANCE CONTRACT	\$ 24,000	\$ 26,640	\$ 27,000	\$ 2,250
6151	POOL REPAIR REPLACE/NON-CONTRACT	\$ 36,000	\$ 40,266	\$ 42,000	\$ 3,500
6155	BASKETBALL/TENNIS COURTS & PLAYGROUND	\$ 4,500	\$ 11,000	\$ 9,000	\$ 750
6160	EXERCISE EQUIPMENT & REPAIR	\$ 15,000	\$ 2,381	\$ 10,000	\$ 833
Sub-Total		\$ 771,569	\$ 643,022	\$ 807,484	\$ 67,290
UTILITIES					
7001	ELECTRIC (GENERAL SERVICE)	\$ 28,584	\$ 28,143	\$ 30,960	\$ 2,580
7002	ELECTRIC (CLUBHOUSE)	\$ 45,600	\$ 41,525	\$ 45,600	\$ 3,800
7003	ELECTRIC (STREETLIGHTS)	\$ 98,340	\$ 113,310	\$ 124,644	\$ 10,387
7015	WATER/SEWER	\$ 24,000	\$ 4,607	\$ 24,000	\$ 2,000
7018	GAS - CLUBHOUSE	\$ 5,400	\$ 6,428	\$ 6,900	\$ 575
7020	TELEPHONE/CABLE	\$ 15,900	\$ 14,472	\$ 15,900	\$ 1,325
7023	OFF DUTY FHP	\$ 48,000	\$ 27,540	\$ 48,000	\$ 4,000
Sub-Total		\$ 265,824	\$ 236,024	\$ 296,004	\$ 24,667

The replacement cost is an estimate to assist in budget planning.
Greenacre Properties recommends that a reserve analysis and an insurance
appraisal be completed by a qualified outside specialist in each area.

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6900	CONTINGENCY	\$ 14,815	\$ 809	\$ 14,815	\$ 1,234.58
	TOTAL MASTER OPERATING	\$ 1,919,160	\$ 1,670,441	\$ 2,009,825	\$ 167,485
	RESERVES				
9300	RESERVES	\$ 444,240	\$ 444,240	\$ 444,240	\$ 37,020
9399	RESERVE INTEREST		\$ 5,507		\$ -
	TOTAL MASTER RESERVES	\$ 444,240	\$ 449,747	\$ 444,240	\$ 37,020
	TOTAL MASTER EXPENSES AND RESERVES	\$ 2,363,400	\$ 2,120,188	\$ 2,454,065	\$ 204,505
	MASTER MAINTENANCE FEES	\$ 125		\$ 130	
	OAKTHORN - VILLAGE 11 (16 Units)				
8106	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 300	\$ 25
8160	HOLIDAY LIGHTINGS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 250
8170	ELECTRICITY - STREET LIGHTS	\$ 2,940	\$ 3,774	\$ 2,940	\$ 245
8190	RESERVES	\$ 3,552	\$ 3,552	\$ 3,552	\$ 296
	TOTAL OAKTHORN	\$ 9,792	\$ 10,626	\$ 9,792	\$ 816
	OAKTHORN MAINTENANCE FEES	\$ 51		\$ 51	
	PINEWOOD - VILLAGE 12 (198 Units)				
8206	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 300	\$ 25
8250	ROAD & SIDEWALK MAINTENANCE	\$ 4,500	\$ -	\$ 3,300	\$ 275
8260	HOLIDAY LIGHTINGS	\$ 3,000		\$ 3,000	\$ 250
8270	STREET LIGHTS	\$ 17,424	\$ 20,352	\$ 21,000	\$ 1,750
8280	CONTINGENCY	\$ 2,376	\$ -	\$ -	\$ -
8290	RESERVES	\$ 17,544	\$ 17,544	\$ 17,544	\$ 1,462
	TOTAL PINEWOOD	\$ 45,144	\$ 38,196	\$ 45,144	\$ 3,762
	PINEWOOD MAINTENANCE FEES	\$ 19		\$ 19	
	ROYAL OAK - VILLAGE 15 (74 Units)				
8306	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 300	\$ 25
8350	ROAD & SIDEWALK MAINTENANCE	\$ 2,052	\$ -	\$ 2,052	\$ 171
8360	HOLIDAY LIGHTINGS	\$ 3,000		\$ 2,400	\$ 200
8370	STREET LIGHTS	\$ 9,600	\$ 10,889	\$ 11,976	\$ 998
8380	CONTINGENCY	\$ 1,776	\$ -	\$ -	\$ -
8390	RESERVES	\$ 9,024	\$ 9,024	\$ 9,024	\$ 752
	TOTAL ROYAL OAK	\$ 25,752	\$ 20,213	\$ 25,752	\$ 2,146
	ROYAL OAK MAINTENANCE FEES	\$ 29		\$ 29	
	ASHWOOD - VILLAGE 13 (27 Units)				
8406	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 300	\$ 25
8460	HOLIDAY LIGHTINGS	\$ 3,000		\$ 3,000	\$ 250
8470	STREET LIGHTS	\$ 5,304	\$ 6,822	\$ 5,304	\$ 442
8490	RESERVES	\$ 4,032	\$ 4,032	\$ 4,032	\$ 336
	TOTAL ASHWOOD	\$ 12,636	\$ 11,154	\$ 12,636	\$ 1,053
	ASHWOOD MAINTENANCE FEES	\$ 39		\$ 39	
	BRIARWOOD - VILLAGE 16 (134 Units)				
8506	MANAGEMENT/BOOKEEPING	\$ 300	\$ 300	\$ 300	\$ 25
8550	ROAD & SIDEWALK MAINTENANCE	\$ 1,500	\$ -	\$ 1,500	\$ 125
8560	HOLIDAY LIGHTINGS	\$ 3,000		\$ 3,000	\$ 250
8570	STREET LIGHTS	\$ 13,704	\$ 15,510	\$ 13,704	\$ 1,142
8580	CONTINGENCY	\$ 3,216	\$ -	\$ 3,216	\$ 268
8590	RESERVES	\$ 10,440	\$ 10,440	\$ 10,440	\$ 870
	TOTAL ASHWOOD	\$ 32,160	\$ 26,250	\$ 32,160	\$ 2,680
	BRIARWOOD MAINTENANCE FEES	\$ 20		\$ 20	
	TOTAL BUDGET (MASTER & VILLAGES)	\$ 2,488,884	\$ 2,226,626	\$ 2,579,549	\$ 214,962
		\$ -	\$ 363,740	\$ -	\$ -

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