

## Looking Glass Owners Association

|  | 2023<br>Budget | Build Out<br>Budget |
|--|----------------|---------------------|
| <b>Operating</b>                       |                |                     |
| <b>Operating Income</b>                |                |                     |
| Dues & Fees                            | 95,425         | 1,493,400           |
| Working Capital Assessments            | -              |                     |
| Late Fees                              | -              |                     |
| Interest Charges                       | -              |                     |
| Fines                                  | -              |                     |
| Legal Fees Reimbursement               | -              |                     |
| Lien Fees Reimbursement                | -              |                     |
| Developer Contribution                 | -              |                     |
| Developer Lot Fees                     | 73,164         |                     |
| Interest Revenue                       | -              |                     |
| <b>Total Operating Income</b>          | <b>168,589</b> | <b>1,493,400</b>    |
|  |                |                     |
| <b>Operating Expense</b>               |                |                     |
|  |                |                     |
| <b>General and Administrative</b>      |                |                     |
|  |                |                     |
| Management & Accounting Services       | 29,508         | 200,000             |
| Other Management Fees                  | -              | -                   |
| Mgmt Software Fee                      | -              | -                   |
| Legal                                  | 5,000          | 5,000               |
| Audit/Tax Prep                         | -              | 500                 |
| Insurance                              | 7,056          | 35,000              |
| Admin Fees                             | -              | -                   |
| Collection Fees                        | -              | -                   |
| County Property Tax                    | -              | -                   |
| Bank Fees                              | -              | -                   |
| Lien Filing Fees                       | -              | -                   |
| Bad Debt Expense                       | -              | -                   |
| Total Office                           | 1,735          | 6,000               |
| Total Dues and Compliance              | 38             | 38                  |
| Income Taxes                           | -              | -                   |
| HOA Compliance                         | 1,000          | -                   |
| Community Events                       | -              | 1,000               |
| Contingency                            | 500            | 1,238               |
| <b>Total General and Adminstrative</b> | <b>44,837</b>  | <b>248,776</b>      |
|  |                |                     |
| <b>Utilities</b>                       |                |                     |
|  |                |                     |
| Electric                               | 2,201          | 8,000               |
|  |                |                     |
| Total Water/Sewer                      | 31,657         | 70,000              |
|  |                |                     |
| Trash                                  | 21,948         | 537,624             |
| <b>Total Utilities</b>                 | <b>55,806</b>  | <b>615,624</b>      |

|                                    |                |                  |
|------------------------------------|----------------|------------------|
| <b>Landscape Maintenance</b>       |                |                  |
| Landscape Contract                 | 44,932         | 300,000          |
| Landscape - Maintenance & Repairs  | -              | 10,000           |
| Landscape Projects                 | -              | -                |
| Native Landscaping                 | -              | -                |
| Landscape Contract Fuel Surcharge  | -              | -                |
| Weed Mitigation                    | -              | -                |
| Sprinklers                         | -              | 20,000           |
| Irrigation System Repairs          | -              | -                |
| Trees/ Bushes                      | -              | 60,000           |
| <b>Total Landscape Maintenance</b> | <b>44,932</b>  | <b>390,000</b>   |
| <b>Other Maintenance</b>           |                |                  |
| Snow Removal                       | 5,000          | 27,000           |
| Pest Control                       | 2,500          | 5,000            |
| Fencing                            | 200            | 5,000            |
| Other Landscape and Grounds        | -              | -                |
| Dog Waste Station                  | 1,000          | 1,000            |
| Playground Repairs                 | -              | 1,000            |
| Streets Sidewalks                  | -              | -                |
| Other Building Maintenance         | -              | -                |
| <b>Total Other Maintenance</b>     | <b>8,700</b>   | <b>39,000</b>    |
| Transfer Out                       | 14,314         | 200,000          |
| <b>Total Operating Expense</b>     | <b>168,589</b> | <b>1,493,400</b> |
| Total Forecast Income              | 168,589        | 1,493,400        |
| Total Forecast Expense             | 168,589        | 1,493,400        |
| <b>Operating Net Income</b>        | <b>-</b>       | <b>-</b>         |

|                                  | <b>2023<br/>Budget</b> | <b>Build Out<br/>Budget</b> |
|----------------------------------|------------------------|-----------------------------|
| <b>Reserve</b>                   |                        |                             |
| <b>Reserve Income</b>            |                        |                             |
| Working Capital Assessments      | 15,180                 | -                           |
| Interest Revenue                 | -                      | 2,000                       |
| Working Capital Interest Revenue | -                      | -                           |
| Transfer In                      | 14,314                 | 200,000                     |
| <b>Total Reserve Income</b>      | <b>29,494</b>          | <b>202,000</b>              |
| <b>Reserve Expense</b>           |                        |                             |
| Contingency                      | -                      | -                           |
| Landscape Projects               | -                      | -                           |
| Concrete                         | -                      | -                           |
| Reserve Building Expenses        | -                      | -                           |
| <b>Total Reserve Expense</b>     | <b>-</b>               | <b>-</b>                    |
| Total Forecast Income            | 29,494                 | 202,000                     |
| Total Forecast Expense           | -                      | -                           |
| <b>Reserve Net Income</b>        | <b>29,494</b>          | <b>202,000</b>              |

|   |               |                |
|---|---------------|----------------|
| <b>Total Operating and Reserve net income</b> | <b>29,494</b> | <b>202,000</b> |
|---|---------------|----------------|