

	2023		
	Budget		
Assessments:			
Viniterra (Improved 80)	\$4,715.20	Annual Master Assessment Per Assessment Unit	
The Arbors (Improved 300)	\$17,682.00		
Four Seasons (Improved 250)	\$14,735.00		
Total Assessments	\$37,132.20		
Amenity Fee:		\$58.94	
Viniterra (Improved 80)	\$38,976.00	Annual Amenity Assessment For All Improved Residential Lots (Four Seasons, Arbors and Viniterra)	
The Arbors (Improved 300)	\$146,160.00		
Four Seasons (Improved 250)	\$121,800.00		
Total Amenity Fees:	\$306,936.00		
Developer Contribution	\$12,673.37	\$487.20	
Capital Contribution (207)	\$15,419.43	\$546.14	Total
Total Income:	\$372,161.00		
Administrative			
5000 - General Administrative	\$350.00		
5195 - Amenities	\$306,936.00		
5210 - Printing & Copying	\$50.00		
5215 - Postage	\$50.00		
Total Administrative	\$307,386.00		
5400 - Insurance	\$2,600.00		
6000 - Electric Service	\$5,500.00		
Lighting Repairs for Parkway	\$5,000.00		
Landscaping			
6100 - Lawn Maintenance	\$34,350.00		
6110 - Landscape Repair & Maintenance	\$3,000.00		
6199 - Ground Improvement	\$6,000.00		
Total Landscaping	\$43,350.00		
6300 - Corporate Fees	\$25.00		
Professional Services			
7000 - Audit & Tax Service	\$600.00		
7020 - Legal Services	\$500.00		
7040 - Management Fees	\$7,200.00		
Total Professional Services	\$8,300.00		
Total Expense	\$372,161.00		
Net Income / (Loss)	\$0.00		