

**FAIRWAY VILLAS BUNGALOWS**

Using Monthly billing services cost, Monthly operations fee = \$104 + \$16 for 2021  
 Deficit monthly addition = \$120 / mo.

Proposed Chart of Account Organization with Associated Income and Expense Items

Rev. 12/08/2021 - ALM

Actual expenditures information available thru August for SD1 and SD4.

Inc. CLA Rev. acct'g \$

	2020	Budget 2021	Jan-Aug 2021	Sept-Dec 2021	Revised 2021	2022
<b>Revenue</b>						
Property Taxes						
Received						
Receivable (not yet received)						
Deferred to upcoming Year						
Specific Ownership Taxes						
Developer Contributions	35,500	12,720	15,500	7,000	22,500	
Net Investment Income						
Other Income -Addition to monthly fee of \$16/mo to recover prior year deficit						20,352
Intergovernmental Revenue						
Bungalow Landscape Maintenance and Snow Removal Fees		120,840	76,469	38,011	114,480	132,288
<b>Total Revenue</b>		<b>133,560</b>	<b>91,969</b>	<b>45,011</b>	<b>136,980</b>	<b>152,640</b>
<b>Expenditures</b>						
<b>Administration</b>						
Accounting			2,230	4,680	6,910	5,000
Preparation of Budget Documents for TCMD Board Approval using Budget info provided by SDM						
Financial Statements as required for TCMD Board						
Tax Revenue Transfers						
County Treasurer Fees						-
Insurance						
Legal Settlement						
Miscellaneous					1,443	882
Contingency						
Intergovernmental Expenditure						
<b>Subdistrict Management Services</b>		5,000				
Annual Budget preparations and transmission to TCMD Accountants						
Bungalows SDM			3,613	4,350	7,963	13,200
Bungalows Billing and Payment Services		15,000	8,766	4,802	13,568	4,770
Monthly Billings to Bungalow owners						
Fee Collection facilitation, coordination of money transfer to TCMD bank accounts						
Delinquent Fee collection processes						
Bungalows Monthly Bill Payment Invoicing and Reporting						
<b>Bungalow Operations and Maintenance</b>						
Landscape Maintenance - Front Yards		50,880	41,122	13,356	54,478	55,578
Mowing and Trimming						
Weed and insect Control						
Plant Material Pruning and Winterization						
Irrigation Maintenance and Repair		5,013	9,868	132	10,000	5,000
Controller repair /replacement						
Controller Adjustments for season and weather conditions						
Leaks, Coverage Area adjustments						
System Activation in Spring						
System Winterization in Fall						
Sprinkler Heads and Nozzles						
Plant Material Replacement		10,000		-		5,000
Snow Removal		40,000	53,875	4,500	58,375	50,000
Management of Snow Removal vendors						
Street Strip Sidewalks and sidewalks / paths to front porches						
Common Area Auto-Courts						
<b>Total Bungalow Expenditures</b>		<b>105,893</b>	<b>104,865</b>	<b>17,988</b>	<b>122,853</b>	<b>115,578</b>
<b>Total Expenditures</b>		<b>125,893</b>	<b>119,474</b>	<b>31,820</b>	<b>152,737</b>	<b>139,430</b>
Fund Balance - Beginning		-		-		
Net Change in Fund Balances		7,667		13,191	(15,757)	13,210
Fund Balance - Ending Year for Operations		7,667		13,191	(15,757)	13,210
Emergency Reserve @ 3% Bungalow Fee Revenue		3,625			3,434	3,969
Capital Replacement Reserve						
Capital Replacement Reserve - Bungalows Auto Courts		-				6,360
<b>Total Fund Balance</b>		<b>4,042</b>			<b>(19,191)</b>	<b>2,881</b>