

Fischer Lake Island Property Owner's Association, Inc.

2023 Adopted Operating Budget

1/1/2023 - 12/31/2023

	2021	2021	2022	2022	2022	2023
Accounts	Adopted Budget	Actual	Adopted Budget	Actual Through 8/31	Full-Year Estimate	Adopted Budget
<b>Income</b>						
<u>Revenues</u>						
40000 - Owner Assessments	85,097	85,168	95,105	59,990	95,105	110,976
40005 - Reserve Income	40,280	40,280	40,280	30,210	40,280	50,000
40245 - Late Fee Income	0	61	0	84	125	0
40250 - Earned Interest Income - Bank	0	0	0	0	0	0
<b>Total Revenues</b>	<b>125,377</b>	<b>125,509</b>	<b>135,385</b>	<b>90,284</b>	<b>135,510</b>	<b>160,976</b>
<b>Expense</b>						
<u>Administrative Expense</u>						
50010 - Administration	0	0	0	0	0	0
50040 - Accounting Fees	175	175	175	200	200	175
50050 - Legal Fees	2,500	1,819	1,000	36	54	1,000
50080 - Corp. Annual Report	62	61	150	61	61	61
50140 - Office Expenses	3,500	3,234	3,000	2,205	3,307	3,000
50150 - Social Events	100	0	500	0	0	500
51000 - Insurance Liability	9,950	9,877	15,400	9,835	14,753	18,400
<b>Total Administrative Expense</b>	<b>16,287</b>	<b>15,166</b>	<b>20,225</b>	<b>12,337</b>	<b>18,375</b>	<b>23,136</b>
<u>Utilities</u>						
54010 - Electricity - Clubhouse	5,200	4,676	4,600	4,039	6,058	6,250
54015 - Electricity - Guardhouse	250	264	250	246	370	500
54020 - Electricity - Street Lights	4,500	4,525	4,500	3,221	4,831	5,400
54025 - Electricity - Lake Aerator	2,000	1,919	2,000	1,444	2,166	2,300
54030 - Clubhouse Water	0	0	900	105	158	650
54100 - Telephone	2,520	3,702	3,600	2,915	4,372	2,700
<b>Total Utilities</b>	<b>14,470</b>	<b>15,086</b>	<b>15,850</b>	<b>11,969</b>	<b>17,954</b>	<b>17,800</b>
<u>Contracts</u>						
50000 - Management Services	12,175	12,175	12,750	8,500	12,750	13,260
52010 - Pool Service & Permit	4,450	6,819	4,450	3,694	5,541	5,650
<b>Total Contracts</b>	<b>16,625</b>	<b>18,994</b>	<b>17,200</b>	<b>12,194</b>	<b>18,291</b>	<b>18,910</b>
<u>Repairs &amp; Maintenance</u>						
53030 - Club & Gatehouse Maintenance	500	1,967	500	1,572	2,358	1,500
53035 - Misc. Repair & Fire Extinguisher	1,800	791	1,000	200	300	1,000
53040 - Clubhouse Cleaning	1,020	1,105	900	745	1,118	1,500
55000 - Lawn Service / Landscaping	12,360	15,325	15,600	10,775	16,163	16,500
55110 - Annual Palm Tree Trimming	1,980	0	2,000	5,385	8,078	4,500
55115 - Misc. Tree Trimming	1,080	4,410	1,080	425	638	1,080
55130 - Weed & Pest Control	3,000	2,970	2,000	2,432	3,647	4,000
55300 - Pressure Washing - Clbhse. Parking Lot	300	0	300	0	0	300

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55301 - Pressure Washing - Clbse. Dock	400	0	200	0	0	200
55302 - Pressure Washing - Boat Ramp	300	0	150	295	443	350
55510 - Lake & Water Maintenance	6,600	6,600	6,600	4,565	6,848	6,600
55900 - Aerator Maintenance	1,415	1,891	2,300	1,196	1,794	2,300
55950 - Storm System Drainage Cleaning	1,000	640	1,000	0	0	1,000
56010 - Road Sprinkler & Misc. Maint.	600	375	600	1,360	2,040	1,500
56020 - Water Pump / County Water	360	2,933	3,700	0	0	3,000
57020 - Gate / Database Maintenance	2,000	311	900	2,122	3,183	2,500
58010 - Common Area Refurbishment	1,200	1,443	1,200	932	1,398	1,500
60500 - Other Expense	1,800	177	1,800	200	300	1,800
<b>Total Repairs &amp; Maintenance</b>	<b>37,715</b>	<b>40,938</b>	<b>41,830</b>	<b>32,203</b>	<b>48,305</b>	<b>51,130</b>
<b>Reserves</b>						
73000 - Pooled Reserve Transfer	40,280	40,280	40,280	30,210	40,280	50,000
<b>Total Reserves</b>	<b>40,280</b>	<b>40,280</b>	<b>40,280</b>	<b>30,210</b>	<b>40,280</b>	<b>50,000</b>
<b>Total Expense</b>	<b>125,377</b>	<b>130,463</b>	<b>135,385</b>	<b>98,913</b>	<b>143,205</b>	<b>160,976</b>
	<u>2021</u>		<u>2022</u>			<u>2023</u>
Quarterly Single Lot Maintenance Assessment (57)	\$ 510		\$ 550			\$ 654
Quarterly Double Lot Maintenance Assessment (3)	\$ 764		\$ 825			\$ 982

**Fischer Lake Island Property Owner's Association, Inc.  
Adopted Budget Reserves - Pooled (Cash Flow)**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	97,646	77,134	113,520	158,087	152,878	147,642	109,380	43,927	78,147	147,538	218,275	263,367	350,684	421,437	499,544	579,542	668,440	710,782	718,336	770,927
Expenditures	71,000	14,000	16,000	86,000	91,000	129,000	156,000	56,000	21,000	20,000	46,000	4,000	21,000	14,000	12,500	4,000	51,000	86,000	41,000	34,000
Interest Earned	488	386	568	790	764	738	547	220	391	738	1,091	1,317	1,753	2,107	2,498	2,898	3,342	3,554	3,592	3,855
<b>Contribution</b>	<b>50,000</b>	<b>50,000</b>	<b>60,000</b>	<b>80,000</b>	<b>85,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>
Ending Balance	77,134	113,520	158,087	152,878	147,642	109,380	43,927	78,147	147,538	218,275	263,367	350,684	421,437	499,544	579,542	668,440	710,782	718,336	770,927	830,782

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042		
Appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500	-	-	-	-	-	1,500	
Clubhouse Furniture	-	-	-	-	-	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000	
Clubhouse Painting Interior	-	-	5,000	-	-	-	-	-	-	8,000	-	-	-	-	-	-	-	-	-	-	13,000	
Clubhouse Painting Exterior/Guardhouse	-	-	-	7,000	-	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	17,000	
Clubhouse Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Clubhouse A/C	-	-	-	-	-	-	-	-	-	8,000	-	-	-	-	-	-	-	-	-	-	8,000	
Pool Pump & Motors	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	
AERATOR MAINTENANCE ***** NEW LINE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pool Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pool Enclosure Screens	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	-	-	31,000	-	-	41,000	
Pool Resurfacing	-	10,000	-	-	-	-	40,000	-	-	-	-	-	-	10,000	-	-	-	-	-	-	60,000	
Pool Deck Painting	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-	-	-	-	2,000	
Tennis Court Resurfacing	-	-	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-	40,000	-	-	-	70,000	
Tennis Court Fence	-	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	6,000	-	-	56,000	
Entry Gate, System Operators	30,000	-	-	-	-	-	-	-	-	30,000	-	-	-	-	-	-	-	15,000	-	-	75,000	
Deferred Maintenance DELETE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	30,000	30,000	90,000	
Insurance Deductible	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	20,000	
Drainage - Clean 2 - Outflows - Repair and Maintenance Culverts pipes	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	10,000	3,000	130,000	
Roadways	-	-	-	75,000	80,000	125,000	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	355,000
Totals	71,000	14,000	16,000	86,000	91,000	129,000	156,000	56,000	21,000	20,000	46,000	4,000	21,000	14,000	12,500	4,000	51,000	86,000	41,000	34,000	973,500	

Reserve Component	Amount	Useful Life	Remaining
Appliances	1,500	15	15
Clubhouse Furniture	5,000	11	11
Clubhouse Painting Interior	5,000	15	3
Clubhouse Painting Exterior	7,000	10	4
Clubhouse Roof COMPLETED	-	-	-
Clubhouse A/C	8,000	10	10
Pool Pump & Motors	30,000	25	1
Pool Furniture - REMOVE	2,000	25	3
Pool Enclosure Screens	10,000	20	9
Pool Resurfacing	10,000	15	3
Pool DECK PAINTING	2,000	15	7
Tennis Court Resurfacing	30,000	15	2
Tennis Court Fence	50,000	40	7
Entry Gate System Operators	30,000	15	2
Deferred Maintenance ELIMINATE	30,000	10	-
Insurance Deductible ELIMINATE	20,000	15	-
Drainage	130,000	20	17
Roadways	355,000	30	9
<b>Total</b>	<b>725,500</b>		