

# Long Lake Home Owners Association

## 2023 Budget with Actual Income and Expenses for years 2022 2021 2020

	Budget 2023	Actual 2022	Actual 2021	Actual 2020	Explanations
INCOME					
HOA Dues	240,000	241,820	241,755	232,734	Annual dues \$600 @ 400 lots. Income from access cards designated for Private Road Improvements
Gate Cards	6,000	5,900	10,200	16,500	
Total Income	246,000	247,720	251,955	249,234	
EXPENSES					
Amenities					
Events & Gatherings	3,000	2,718	1,865	144	HOA social committee plans events in the common area, pays fees to maintain lake and maintains a private road for the West Pointe Gate. Lake maintenance fees were not assessed in 2021 and 2022.
Lake & Future Investment	0	0	0	14,921	
Private Road Improvements	6,000	5,900	10,200	16,500	
Web Page	5,000	4,642	4,072	0	
Total - Amenities	14,000	13,260	16,137	31,565	
Insurance, License & Taxes					
GL & EO Policy	15,000	13,553	10,360	9,028	Taxes & Insurance required by law. Since 2020 these cost have increased 56%.
Workmen's Comp	3,000	2,674	3,219	3,116	
RE Taxes - Equip	500	477	436	483	
Total - Insurance License Taxes	18,500	16,704	14,015	12,627	
Landscaping & Grounds					
Annual Contract	55,000	56,756	56,795	45,689	Contract with Lawn Masters to perform landscaping services. Mowing and maintaining planting areas.
Additional Plantings	9,000	9,000	7,875	7,800	
Christmas Décor	10,000	10,396	5,706	5,706	
Irrigation	1,000	1,262	1,993	793	
Total - Landscaping	75,000	77,414	72,369	59,988	
Payroll					
Wages	75,000	74,139	67,872	65,995	Payroll for two security gate employees.
Payroll Taxes	0	0	0	0	
Total Payroll	75,000	74,139	67,872	65,995	
Professional Services					
Accounting	500	409	409	409	Accounting and Legal Services.
Banking Fees	1,500	1,450	41	6	
Bookkeeping Services	12,000	11,765	12,175	11,186	
Legal	1,500	0	2,468	1,041	
Reimbursable Bookkeeping Exp	0	0	0	0	
Total - Professional Fees	15,500	13,624	15,093	12,642	
Repairs & Maintenance					
Fences & Gates	10,000	38,511	13,583	0	HOA responsible for Guard House, street signs, perimeter fencing, gates, security cameras, boat launch etc. 2022 expense for West Pointe fence and repair circle landscape lighting.
General Maintenance	20,000	20,655	38,095	49,823	
Signage	3,000	6,480	0		
Supplies & Equipment	2,000	1,555	3,323	2,594	
Total - Repairs & Maintenance	35,000	67,201	55,001	52,417	
Utilities					
Electricity	3,000	2,850	3,025	1,979	City of Shreveport water costs have doubled since 2020. Internet use for security cameras located at Guard House, Boat Launch, and Back Gate.
Internet	2,000	2,106	2,263	956	
Water	8,000	7,439	4,557	4,626	
Total - Utilities	13,000	12,395	9,845	7,561	
Total Expenses	246,000	274,736	250,332	242,795	
NET OPERATING INCOME	0	(27,016)	1,623	6,439	Actual expenses for 2022 more than planned. Security Fence and landscape lighting required significant repair. Water and Insurance increased from previous years.
OTHER INCOME					
Interest Income	400	338	484	618	
Late Fees	3,400	4,375	7,857	7,003	
Royalty Income	100	70	70	70	
Total - Other Income	3,900	4,784	8,411	7,691	
NET INCOME	3,900	(22,233)	10,034	14,130	