

Shadows at Manchac

Total Current Members --

12

Annual Owner's Fee --

\$ 180.00

INCOME

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Annual Assessments	\$ -	\$ 2,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,160.00
End of Income													\$ 2,160.00

EXPENSES

GENERAL	January	February	March	April	May	June	July	August	September	October	November	December	Total
Management Fees	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 94.56	\$ 1,134.72
Accounting Fees (Tax Prep)	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250.00
Lien Filing 5%	\$ -	\$ -	\$ -	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
Additional Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GL & D and O	\$ -	\$ -	\$ -	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
Annual Bad Debt (10%)	\$ -	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216.00
Annual Social Event	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ 300.00

POSTAGE & MAIL

Invoices	\$ 17.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.40
Late Notices (40% & 20%)	\$ -	\$ 5.76	\$ 2.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.64
Intent to Lien Letter (10%)	\$ -	\$ -	\$ -	\$ 7.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7.61
Restriction Violations (5%)	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 1.08	\$ 12.96
AP Mailing (3)	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 72.00
Annual Meeting Mailing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.40	\$ -	\$ -	\$ -	\$ 14.40

SITE IMPROVEMENT:

Common Area Maintenance	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 21,600.00
Seasonal Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seasonal Flowers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Algae Treatments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fence Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00
General Maintenance	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00

UTILITIES:

Energy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parish Water	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 180.00

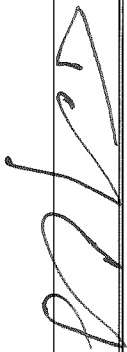
RESERVES

Insurance Deductible (2k / 5y)	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00
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End of Expense	\$ 1,934.04	\$ 2,638.40	\$ 2,169.52	\$ 3,814.25	\$ 2,316.64	\$ 1,916.64	\$ 1,916.64	\$ 1,916.64	\$ 1,931.04	\$ 2,416.64	\$ 1,916.64	\$ 2,216.64	\$ 27,103.73
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NET INCOME

Approved By Toby Easterly



\$ (24,943.73)