

Lakewood Forest Fund, Inc.  
2019 YE Financial Summary - Unaudited

**Cash**

Operating Cash-Various accounts	638,187.23
Operating Cash - Community Projects Fund	309,958.42
Operating Cash - Contingency Fund	25,000.00
Reserve Fund - Various Accounts	719,347.04

<b>Total Cash</b>	<b>1,692,492.69</b>
<b>Prepaid Expenses for 2020 (Insurance &amp; Security)</b>	<b>64,279.00</b>
<b>Prepaid Owner Assessments for 2020</b>	<b>570,954.16</b>

	2019 YTD Actual	Cost per household
<b>Income</b>		
Billings - Homeowner	1,645,621.10	629.06
Other Income	189,418.00	72.41
<b>Total Income</b>	<b>1,835,039.10</b>	<b>701.47</b>
<b>Operating Expenses</b>		
Trash & Recycling	491,944.25	188.05
Security (Constable Patrol)	374,005.07	142.97
Common Area Lighting (Streetlights & Monument Wall Lighting)	145,161.20	55.49
Common Area Watering	25,762.10	9.85
Grounds Maintenance (Landscaping, Irrigation Maintenance, Pond Maintenance, Mosquito Spraying, Compliance Expense regarding abandoned homes)	162,186.39	62.00
<b>Total Maintenance, Utilities, &amp; Service Expenses</b>	<b>1,199,059.01</b>	<b>458.36</b>
<b>Administrative Expenses</b>		
Accounting (Audit & Tax Return)	17,100.00	6.54
Insurance (TCPP, D&O, Crime, Auto, Flood)	34,679.00	13.26
Legal (Collections & Compliance)	89,284.93	34.13
Other Administrative (Salaries, Taxes, Admin Fees)	113,930.44	43.55
Fund Office/Constable Substation Building Expense	12,130.78	4.64
Office (Equipment, Supplies, Printing, Postage & Supplies)	19,658.60	7.51
IT Consulting & Software	16,901.89	6.46
Community Events & Outreach	11,566.31	4.42
<b>Total Administrative Expenses</b>	<b>315,251.95</b>	<b>120.51</b>
<b>Other Expenses</b>		
Annual contribution towards "Community Projects Fund"	127,459.76	48.72
One time contribution towards "Contingency Fund"	25,000.00	9.56
Annual contribution towards "Reserve Fund"	111,378.75	42.58
Depreciation	480.00	0.18
<b>Total Other Expenses</b>	<b>264,318.51</b>	<b>101.04</b>
<b>Total Operating Expenses</b>	<b>1,778,629.47</b>	<b>679.90</b>
Total Operating Income	1,835,039.10	701.47
Total Operating Expense	1,778,629.47	679.90
<b>NOI-NET OPERATING INCOME</b>	<b>56,409.63</b>	<b>21.56</b>