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

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Total Cash	1,692,492.69
Reserve Fund - Various Accounts	719,347.04
Operating Cash - Contingency Fund	25,000.00
Operating Cash - Community Projects Fund	309,958.42
Operating Cash-Various accounts	638,187.23

Total Cash	1,692,492.69
Prepaid Expenses for 2020 (Insurance & Security)	64,279.00
Prepaid Owner Assessments for 2020	570,954.16

Income Billings - Homeowner 1,645,621.10 629.06 Other Income 189,418.00 72.41 Total Income 1,835,039.10 70.147 Operating Expenses 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 Total Maintenance, Utilities, & Service Expenses 1,199,059.01 458.36 Administrative Expense 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		2019 YTD Actual	Cost per household
Billings - Homeowner 1,645,621.10 629.06 Other Income 189,418.00 72.41 Total Income 1,835,039.10 701.47 Operating Expenses 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, 162,186.39 62.00 Mosquito Spraying, Compliance Expense regarding abandoned homes) 162,186.39 62.00 Administrative Expenses 1,199,059.01 458.36 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 <td>Income</td> <td>2013 115 / (ctaa)</td> <td>no aseno a</td>	Income	2013 115 / (ctaa)	no aseno a
Other Income 189,418.00 72.41 Total Income 1,835,039.10 701.47 Operating Expenses 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 Administrative Expenses 7041 Maintenance, Utilities, & Service Expenses 1,199,059.01 458.36 Administrative Expenses 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 11,566.31 <t< td=""><td></td><td>1,645,621.10</td><td>629.06</td></t<>		1,645,621.10	629.06
Operating Expenses 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 Mosquito Spraying, Compliance Expense regarding abandoned homes) 162,186.39 62.00 Total Maintenance, Utilities, & Service Expenses 1,199,059.01 458.36 Administrative Expenses 1,190.00 6.54 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 6.4			72.41
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 Pond Pond Pond Pond Pond Pond Pond	Total Income	1,835,039.10	701.47
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 Pond Pond Pond Pond Pond Pond Pond	Operating Expenses		
Common Area Lighting (Streetlights & Monument Wall Lighting)145,161.2055.49Common Area Watering25,762.109.85Grounds Maintenance (Landscaping, Irrigation Maintenance, Pond Maintenance, Mosquito Spraying, Compliance Expense regarding abandoned homes)162,186.3962.00Total Maintenance, Utilities, & Service Expenses1,199,059.01458.36Administrative Expenses17,100.006.54Accounting (Audit & Tax Return)17,100.006.54Insurance (TCPP, D&O, Crime, Auto, Flood)34,679.0013.26Legal (Collections & Compliance)89,284.9334.13Other Administrative (Salaries, Taxes, Admin Fees)113,930.4443.55Fund Office/Constable Substation Building Expense12,130.784.64Office (Equipment, Supplies, Printing, Postage & Supplies)19,658.607.51IT Consulting & Software16,901.896.46Community Events & Outreach11,566.314.42Total Administrative ExpensesAnnual contribution towards "Community Projects Fund"127,459.7648.72One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58		491,944.25	188.05
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 Total Maintenance, Utilities, & Service Expenses 1,199,059.01 458.36 Administrative Expenses 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 Total Administrative Expenses 315,251.95 120.51 Other Expenses Annual contribution towards "Community Projects Fund" 25,000.00 9.56 Annual contribution towards "Reserve Fund" 111,378.75 42.58	Security (Constable Patrol)	374,005.07	142.97
Grounds Maintenance (Landscaping, Irrigation Maintenance, Pond Maintenance, Mosquito Spraying, Compliance Expense regarding abandoned homes) Total Maintenance, Utilities, & Service Expenses Administrative Expenses Accounting (Audit & Tax Return) Insurance (TCPP, D&O, Crime, Auto, Flood) Legal (Collections & Compliance) Insurance (Salaries, Taxes, Admin Fees) Fund Office/Constable Substation Building Expense Insurance (Equipment, Supplies, Printing, Postage & Supplies) In Consulting & Software Total Administrative Expenses Interpretation of the Expenses Annual contribution towards "Community Projects Fund" Insurance (TCPP, D&O, Crime, Auto, Flood) 10,1000 11,136.31 12,130.78 12,130.78 14.64 14.901.89 15,66.31 11,566.31 14.42 15,459.76 16,901.89 17,459.76 18.72 19,658.60 10,901.89 10,658.60 11,566.31 11,378.75 12,459.76 12,7459.76	Common Area Lighting (Streetlights & Monument Wall Lighting)	145,161.20	55.49
Mosquito Spraying, Compliance Expense regarding abandoned homes)162,186.3962.00Total Maintenance, Utilities, & Service Expenses1,199,059.01458.36Administrative ExpensesAccounting (Audit & Tax Return)17,100.006.54Insurance (TCPP, D&O, Crime, Auto, Flood)34,679.0013.26Legal (Collections & Compliance)89,284.9334.13Other Administrative (Salaries, Taxes, Admin Fees)113,930.4443.55Fund Office/Constable Substation Building Expense12,130.784.64Office (Equipment, Supplies, Printing, Postage & Supplies)19,658.607.51IT Consulting & Software16,901.896.46Community Events & Outreach11,566.314.42Total Administrative ExpensesAnnual contribution towards "Community Projects Fund"127,459.7648.72One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58	Common Area Watering	25,762.10	9.85
Mosquito Spraying, Compliance Expense regarding abandoned homes)162,186.3962.00Total Maintenance, Utilities, & Service Expenses1,199,059.01458.36Administrative ExpensesAccounting (Audit & Tax Return)17,100.006.54Insurance (TCPP, D&O, Crime, Auto, Flood)34,679.0013.26Legal (Collections & Compliance)89,284.9334.13Other Administrative (Salaries, Taxes, Admin Fees)113,930.4443.55Fund Office/Constable Substation Building Expense12,130.784.64Office (Equipment, Supplies, Printing, Postage & Supplies)19,658.607.51IT Consulting & Software16,901.896.46Community Events & Outreach11,566.314.42Total Administrative ExpensesAnnual contribution towards "Community Projects Fund"127,459.7648.72One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58	Grounds Maintenance (Landscaping Trigation Maintenance Pond Maintenance		
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Administrative Expenses 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 Total Administrative Expenses Other Expenses 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			
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Insurance (TCPP, D&O, Crime, Auto, Flood) Legal (Collections & Compliance) Other Administrative (Salaries, Taxes, Admin Fees) Fund Office/Constable Substation Building Expense Fund Office (Equipment, Supplies, Printing, Postage & Supplies) IT Consulting & Software Community Events & Outreach Total Administrative Expenses Annual contribution towards "Community Projects Fund" One time contribution towards "Reserve Fund" 13.26 24.67 25.000.00 13.26 24.67 25.000.00 113.98 34.13 34.13 34.13 34.13 34.13 34.13 34.13 34.13 34.13 34.13 34.13 34.13 34.679.00 113.98 4.64 4.64 4.64 7.51 7	·	17.100.00	6.54
Legal (Collections & Compliance)89,284.9334.13Other Administrative (Salaries, Taxes, Admin Fees)113,930.4443.55Fund Office/Constable Substation Building Expense12,130.784.64Office (Equipment, Supplies, Printing, Postage & Supplies)19,658.607.51IT Consulting & Software16,901.896.46Community Events & Outreach11,566.314.42Total Administrative ExpensesAnnual contribution towards "Community Projects Fund"127,459.7648.72One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58	,		
Other Administrative (Salaries, Taxes, Admin Fees) Fund Office/Constable Substation Building Expense Office (Equipment, Supplies, Printing, Postage & Supplies) IT Consulting & Software Community Events & Outreach Total Administrative Expenses Other Expenses Annual contribution towards "Community Projects Fund" One time contribution towards "Reserve Fund" Annual contribution towards "Reserve Fund" 113,930.44 4.3.55 4.64 4.64 6.646 7.51 16,901.89 6.46 11,566.31 4.42 11,566.31 4.42 127,459.76 48.72 127,459.76 48.72 127,459.76 48.72 127,459.76 48.72			34.13
Office (Equipment, Supplies, Printing, Postage & Supplies) IT Consulting & Software Community Events & Outreach Total Administrative Expenses Other Expenses Annual contribution towards "Community Projects Fund" One time contribution towards "Contingency Fund" Annual contribution towards "Reserve Fund" 111,378.75 120.51 120.51 127,459.76 48.72 48.72 48.72		113,930.44	43.55
IT Consulting & Software 16,901.89 6.46 Community Events & Outreach 11,566.31 4.42 Total Administrative Expenses 315,251.95 120.51 Other Expenses 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	Fund Office/Constable Substation Building Expense	12,130.78	4.64
Community Events & Outreach11,566.314.42Total Administrative Expenses315,251.95120.51Other ExpensesAnnual contribution towards "Community Projects Fund"127,459.7648.72One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58	Office (Equipment, Supplies, Printing, Postage & Supplies)	19,658.60	7.51
Total Administrative Expenses 315,251.95 120.51 Other Expenses - 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	IT Consulting & Software	16,901.89	6.46
Other Expenses-Annual contribution towards "Community Projects Fund"127,459.7648.72One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58	Community Events & Outreach	11,566.31	4.42
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	Total Administrative Expenses	315,251.95	120.51
One time contribution towards "Contingency Fund"25,000.009.56Annual contribution towards "Reserve Fund"111,378.7542.58	Other Expenses		-
Annual contribution towards "Reserve Fund" 111,378.75 42.58	·	127,459.76	48.72
	One time contribution towards "Contingency Fund"	25,000.00	9.56
A00.00 0.40	Annual contribution towards "Reserve Fund"	111,378.75	42.58
Depreciation480.00 0.18	Depreciation	480.00	0.18
Total Other Expenses 264,318.51 101.04	Total Other Expenses	264,318.51	101.04
Total Operating Expenses 1,778,629.47 679.90	Total Operating Expenses	1,778,629.47	679.90
Total Operating Income 1,835,039.10 701.47	Total Operating Income	1,835,039.10	701.47
Total Operating Expense	Total Operating Expense	1,778,629.47	679.90
NOI-NET OPERATING INCOME 56,409.63 21.56	NOI-NET OPERATING INCOME	56,409.63	21.56