

# Schieveling Plantation HOA Meeting

November 30, 2022

## **HOA Board Members:**

President: Matthew Macdonald

Vice President: Ellen Bollinger

Secretary: Patrick Chaussard

Treasurer: Bryan Cordell

**Residents present** – included at the bottom of the document

## **AGENDA**

### **I. Call to Order and Welcome**

Matthew Macdonald

### **II. Review and Approval of September 1, 2002 Meeting Minutes**

Ellen Bollinger

Rich Scalco - approved

James Ketchum - second

### **III. President's Update**

Matthew Macdonald

#### **Storm Damage**

- 3 trees removed – Complete
- Light pole and light replacement – Complete, replaced 6 lights
- Fence Repair – Company selected, waiting for completion

**Community Work Parties 2023** Jessica will send out dates. We will see if we can come up with a task the children can do. Tentative dates are as follows:

Winter Feb 2023

Spring April 2023

Fall October 2023

- Currently we are behind in general maintenance due to lack of funds. Anything anyone can do will save us money.
- Our current landscaping company is the cheapest we could select thus a robust job is not being done by them.
- Previous Board raised our Insurance deductible to \$20,000 to save cost, thus the pool damage is not covered.

#### **Drainage Project**

- Phase 1 and 2 complete, Fair Spring to 61
- Phase 3 – Fair Spring to marsh biggest and most expensive. City has been emailed to see what they will do for us. Expect about \$40,000 of work.
- Phase 4 – Behind Clubhouse
- Dry Retention ponds also have to be addressed but are not critical at this point.

#### **By Law Changes**

## Schieveling Plantation HOA Meeting

Change voting process for approving financial increases other than cost of living (COL) increases in annual dues. The voting process to change the bylaws itself is a hang up in itself. We have been advised that each of those votes need to be notarized. Our attorney is advising us how to do the procedure. We hope to have a procedure in place to do the vote early next year.

Changing/increasing the transfer fee when buying a house needs a bylaw change. See Treasurer report.

Once the bylaws are changed then the Board will again address the Reserve Study vote.

### IV. Committee Reports

#### Pool

Appreciate work done by Matt and Dawn in cleanup process. Closed for season on Sept 30. Blue Water cleaned up after tree removal. Two tables and 2 chairs were damaged during storm. We plan to replace damaged items. Light taken out by tree replaced. 6 lights replaced. We received 4 bids for fence repair. The company selected seemed the most reliable even though it was not the lowest bid.

#### Maintenance

Steve Brush [steve@brushconstruction.com](mailto:steve@brushconstruction.com) (843) 708-4402

- Air Conditioner Repairs
- Plumbing repairs
- Bid for parking lot replenishment for 2023

#### Club House

Joanne Davis [Joanne7751@gmail.com](mailto:Joanne7751@gmail.com) (843) 670-3284

Here is the report for clubhouse rentals from September thru Jan 2023:

Sept. 2 pd rentals - 09/10 porch rental 25.00  
09/25 - clubhouse M. Alwine

October- no pd rentals

November 2 pd rentals - 11/13 Lindsey Willis  
11/23 Glen Zimmerman

December 2 pd rentals - 12/11 Kelli Briggs  
12/29 Cindy Smalls

The HOA approved the purchase of 3 Xmas wreaths for clubhouse and 2 for entrance.

## Schieveling Plantation HOA Meeting

### Grounds

Bill King [wwkworld@aol.com](mailto:wwkworld@aol.com); (843) 364-6400

Dixie Low [dixielow43@gmail.com](mailto:dixielow43@gmail.com) (843) 209-3071

- Damaged poplar tree was removed by Charleston Tree Experts for \$3450. Required to replace with a native species minimum of 2 ½ in diameter, plan is to replace with Live Oak.
- Bartlett performed a tree survey of our 15-16 acres and found 3 trees to remove. \$3375 is quote. One tree is in the entrance way but is not in immediate danger of falling.
- Bartlett is working on proposal to manage select trees.
- Shrub trimming complete by Greenery. Will replace trees and shrubs where they can be seen.

### Social Adult

Sharon Miller [strsara@aol.com](mailto:strsara@aol.com) (843) 696-4755/(843) 860-7001

- Christmas gathering Saturday December 10th for Children/Youth time together from 2-4.  
Will enjoy story time and the making of a surprise project together.  
Punch and Snacks will be provided.
- Adult Christmas Social December 16th 6:30 to 10.  
Bring your favorite appetizer to share and your favorite drink.

### Social Children

Anne Marie Webster –

- Halloween Party on October 23rd at the Clubhouse. We had about 15-20 kids. We had snacks, decorated cookies, painted, and had a scavenger hunt.
- Planning for an ornament making holiday activity, date TBD in December
- February-Valentines activity TBD
- Thinking of also doing a neighborhood clean-up activity with interested kids if there is a project that needs attention, ie picking up trash or a small improvement project that could be completed in an afternoon. Even a neighbor in need that could benefit from some yard cleanup. Suggestions welcome!!

### Architectural Review Board (ARB) Joe Lucas

- The lot at the end of Shem Butler has been sold. The owners will be submitting a building plan next year.

### V. Treasurer's Report – included at end of document

Bryan Cordell

- Process to determine the budget is to look at historical data and compare actuals of the current year to what was budgeted for the current year.
- The Board met multiple times to review and discuss the budget items and come to an understanding of the total budget to present to the community.
- The Board has been as conservative as possible identifying income and costs. It should be noted that the costs for the current year are \$5,000 over budget.
- There are large maintenance costs coming up.



## Schieveling Plantation HOA Meeting

- What is included in the budget are costs to cover 'emergency' items.
- Transfer fee discussion
  - o The current transfer is \$150 and hasn't changed in 20 years. It is a hard value incorporated in the bylaws. It is very low compared to other HOAs.
  - o The Board has talked to IMC and our lawyer.
  - o Other communities have transfer fees of .5% of selling price which are usually paid by the buyer, though it is negotiable who pays it.
  - o 6 homes selling at \$498,000 would yield a transfer fee of \$2490 each for a total of \$14,940 for the community if we approve .5% as the transfer fee.
  - o A lot of home owners have been against raising dues so changing the transfer fee would not affect them.
  - o The Board has included the projected income from the new transfer fee in the Budget.
- Using a COL increase to increase income is sanctioned by the bylaws.
- Including a 9% COL increase and projected transfer fee income can balance the budget with no problem. Thus, the Board has included them to balance the budget.
- Budget line item comments – see attachment B
  - Items not on this list are generally fixed price and we have no option but to pay
  - 50100 – individual dues will be increased 9% to \$763
  - 50411 – Assume the new transfer fee income
  - 60108 – Bad Debt Expense – occurs is homeowners do not meet an obligation
  - 50106 – Reserve – will be used for club house painting, parking lot improvements
  - 60103 – IMC management costs – they are doing more as we ask  
Financial management (huge relief to volunteer treasurers), compliance (great for community relations), late fees, invoicing, finding contractors, negotiating contracts, information of industry standards, emails, help with voting, weekly ride through neighborhood
  - 60428 - high cost in 2022 because of air conditioner failure etc We don't expect such a high cost in 2023
  - 60200 – insurance -anticipate rate increase. Jessica from IMC said they are seeing huge increases nationally, rates increasing up to 50%. HOAs are being hit very hard.
  - 60441 - landscaping other – planning \$10,000 for drainage, \$5,000 tree removal, \$5,000 lighting etc
  - 60425 – playground – lower budget since we spent a large amount in 2022
- Vote to accept Budget as presented.
  - 24 - yes
  - 1 - no – reason given that the transfer fee is not a solid value since it depends on how many houses sell. Would have preferred to just increase the dues.

IMC Updates

Jessica Turner/ IMC

Has software package that sends to everyone that might resolve the notary issues.

## **Schieveling Plantation HOA Meeting**

### **VI. Adjourn**

**Respectfully submitted,**

Ellen Bollinger  
Schieveling Plantation Board Secretary

# Annual Meeting Signin Sheet

C: Current Owner P: Prior Owner T: Tenant V: Developer \*: Delinquent

NAME	ACCOUNT	ADDRESS	UNIT	LOT #	ESCROW	SIGNATURE
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## Schieveling Plantation

Alexander, Barry and Joan	29905	C	2018 Izard Court	0	5/17/2020	
Allen, Nathan & Laura	32314	C	1016 Blockade Runner Court	0	4/26/2021	
Alwine, David and Margaret	29864	C	527 Shem Butler Court	0	5/17/2020	
Backus, David B.	29877	C	551 Shem Butler Court	0	5/17/2020	
Baker, Derek	39284	C	657 Fair Spring Drive	0	11/8/2022	
Barden, Justin and Monica	29888	C	1021 Blockade Runner Court	0	5/17/2020	
Bareford, Jackson and Ashley	29808	C	633 Fair Spring Drive	0	5/17/2020	
Bell, Tom and Barb	29854	C	512 Shem Butler Court	0	5/17/2020	
Benson, Robert and Phyllis	29901	C	2006 Izard Court	0	5/17/2020	
Beverly Williams, Altonio Mustapher	29911	C	3009 MacBeth Creek Drive	0	5/17/2020	
Birkel, Christopher & Eileen	33172	C	712 Landgrave Avenue	0	9/23/2021	
Blackman, Karen	29893	C	1032 Blockade Runner Court	0	5/17/2020	
Blankenbecker, Blake & Jordan	32792	C	680 Fair Spring Drive	0	7/26/2021	
Blanton, Jarrell Scott and Nancy H.	29816	C	643 Fair Spring Drive	0	5/17/2020	
Boarman, Marlyee	29830	C	664 Fair Spring Drive	0	5/17/2020	
Bollinger, Ellen	29786	C	411 Rhett Butler Drive	0	5/17/2020	
Bordeaux, Brian	29837	C	673 Fair Spring Drive	0	5/17/2020	
Bounds, Timothy	34399	C	608 Fair Spring Drive <i>left</i>	0	12/9/2021	
Bowers, Jordan & Sara	32785	C	2015 Izard Court	0	7/19/2021	

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NAME	ACCOUNT	ADDRESS	UNIT	LOT #	ESCROW	SIGNATURE
Braden, Chelsea	29818	C	647 Fair Springs Drive	0	5/17/2020	
Briggs, Jr., Robert and Kelli	31011	C	665 Fair Spring Drive	0	11/30/2020	
Brooks, Temple	29912	C	3017 MacBeth Creek Drive	0	5/17/2020	Temple J. Brooks
Brush, Steve and Sarah	29876	C	547 Shem Butler Court	0	5/17/2020	
Buckhorn, Nick and Rula	31407	C	663 Fair Spring Drive	0	8/21/2019	
Byers, Michael and Tanya	29834	C	669 Fair Spring Drive	0	5/17/2020	
Canly, Kenneth & Aretha	29845	C	695 Fair Spring Drive	0	5/17/2020	
Casper, Brooks and Allison	29797	C	432 Rhett Butler Drive	0	5/17/2020	
Chaussard, Patrick and Lindsay	29853	C	509 Shem Butler Court	0	5/17/2020	
Cheryl Ericson, Michael Carney and	29798	C	433 Rhett Butler Drive	0	5/17/2020	
Ciccia, Anthony	29846	C	500 Shem Butler Court	0	5/17/2020	
Clendaniel, John and Shawna	29879	C	1002 Blockade Runner Court	0	5/17/2020	
Coggins, Greg and Patricia	29898	C	2003 Izard Court	0	5/17/2020	
Collins, Van	29823	C	653 Fair Spring Drive	0	5/17/2020	
Cook, Jim	29919	C	720 Landgrave Avenue	0	5/17/2020	
Cordell, Rebekah and Bryan	29880	C	1003 Blockade Runner Court	0	5/17/2020	
Cordell, Thomas & Ivy	32057	C	1014 Blockade Runner Court	0	3/5/2021	
Corley, Jr., Leon	33273	C	426 Rhett Butler Drive	0	10/15/2021	
Crigler, Ann	29857	C	517 Shem Butler Court	0	5/17/2020	
Daughtry, Tricia	29804	C	607 Fair Spring Drive	0	5/17/2020	Tricia Daughtry



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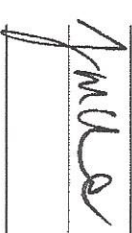
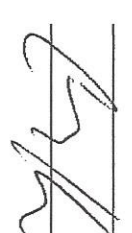
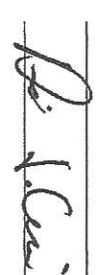
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NAME	ACCOUNT	ADDRESS	UNIT	LOT #	ESCROW	SIGNATURE
Davis, Jonathan and Laurie	29788	C	415 Rhett Butler Drive	0	5/17/2020	
Davis, Tom and Joanne	29910	C	3008 MacBeth Creek Drive	0	5/17/2020	
Dawn Mortenson, Matt MacDonald	29870	C	535 Shem Butler Court	0	5/17/2020	
Drolet, James and Amy	29909	C	3007 MacBeth Creek Drive	0	5/17/2020	
Dunagan, Heidi and Todd	29865	C	528 Shem Butler Court	0	5/17/2020	
Elison, Ryan and Shanna	29820	C	650 Fair Spring Drive	0	5/17/2020	
Elsworth, Jon	32781	C **	641 Fair Spring Drive	0	7/28/2021	
Engelhardt, Matthew and Kimberly	34655	C	678 Fair Spring Drive	0	12/10/2021	
Flores, Samuel and Kayana	34990	C	671 Fair Spring Drive	0	2/25/2022	
Fossi, Jason and Caroline	29866	C	529 Shem Butler Court	0	5/17/2020	
Francisco, Dorman & Linda	31983	C	536 Shem Butler Court	0	1/28/2021	
Francisco, Gabriel and Haley	30290	C	661 Fair Spring Drive	0	6/11/2020	
Fulmer, Shawn and Mary	29897	C	2002 Izard Court	0	5/17/2020	
Gauthier, Joye	33136	C	419 Rhett Butler Drive	0	9/16/2021	
Giambrone, Cody and Colleen	29852	C	508 Shem Butler Court	0	5/17/2020	
Goode, Greg & Dana	29841	C	684 Fair Spring Drive	0	5/17/2020	
Gutierrez, III, Carlos	30354	C	3019 MacBeth Creek Drive	0	8/7/2020	
Hallman, John	29855	C	513 Shem Butler Court	0	5/17/2020	
Hudgins, Larry and Doreen	29889	C	1024 Blockade Runner Court	0	5/17/2020	
Hudson, Jr., Charles L.	29782	C	402 Rhett Butler Dr.	0	5/17/2020	



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Hughes, Carolyn	29868	C	532 Sherm Butler Court	0	5/17/2020	
Hutto, Glenn and Beth	29812	C	639 Fair Spring Drive	0	5/17/2020	
Johnson, Mary Anita	29835	C	670 Fair Spring Drive	0	5/17/2020	
Kelchurn, James & Wendy	29863	C	525 Sherm Butler Court	0	5/17/2020	
King, Alice	29917	C	714 Landgrave Avenue	0	5/17/2020	
King, James & Christine	29842	C	686 Fairspring Drive	0	5/17/2020	
King, William	34789	C	610 Fair Spring Drive	0	12/2/2021	
Knight, Cheryl	32623	C	651 Fair Spring Drive	0	6/4/2021	
Kozlowski, Craig and Regenia	29874	C	543 Sherm Butler Court	0	5/17/2020	
Krishnasami, Ziporah	29882	C	1007 Blockade Runner Court	0	5/17/2020	
Kunitzer, Ryan & Mary	29887	C	1020 Blockade Runner Court	0	5/17/2020	
Labus, Shelly	33051	C	406 Rhett Butler Drive	0	8/12/2021	
Lagor, Matthew	29795	C	428 Rhett Butler Drive	0	5/17/2020	
Leonardi, Richard and Christine	29850	C	505 Sherm Butler Court	0	5/17/2020	
Leopold, Patricia	29784	C	407 Rhett Butler Drive	0	5/17/2020	
Lesieur, Denis & Shirley	29844	C	694 Fair Spring Drive	0	5/17/2020	
Lons, Ryan	37063	C	642 Fair Spring Drive	0	6/17/2022	
Lucas, Joe and Wendy	29802	C	601 Fair Spring Drive	0	5/17/2020	
Mayellen George-Davis, Michael A. I	29915	C	710 Landgrave Avenue	0	5/17/2020	
Mathewson, Chris & Jen	29843	C	692 Fair Spring Drive	0	5/17/2020	


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Maxwell, Van and Kim	29899	C	2004 Izard Court	0	5/17/2020	
McAuley-Jepson, Cindy Beth	29918	C	718 Landgrave Avenue	0	5/17/2020	
McCutcheon, Scott and Sonia	29851	C	506 Shem Butler Court	0	5/17/2020	
Miller, Sharon and Larry	29891	C	1028 Blockade Runner Court	0	5/17/2020	
Miller, Jr., Richard & Judi	29827	C	659 Fair Spring Drive	0	5/17/2020	
Mills, Margaret E.	29833	C	668 Fair Spring Drive	0	5/17/2020	
Mochizuki, Patricia and Bruno	29799	C	437 Rhett Butler Drive	0	5/17/2020	
Moody, Kevin	30367	C	1001 Blockade Runner Court	0	7/28/2020	
Moomau, Darlene	29873	C	540 Shem Butler Court	0	5/17/2020	<i>Darlene Moomau</i>
Morrow, Beth	35238	C	533 Shem Butler Court	0	4/1/2022	<i>Beth Morrow</i>
Nemmers, Carol	29806	C **	609 Fair Spring Drive	0	5/17/2020	
Noga, Steve and Joanne	29791	C	422 Rhett Butler Drive	0	5/17/2020	
Odachowski, George	29900	C	2005 Izard Court	0	5/17/2020	
Ohmer, Jory and Jennifer	30171	C	1004 Blockade Runner Court	0	6/30/2020	
Paul, Jeremias & Rachel	29822	C	652 Fair Spring Drive	0	5/17/2020	
Pice, Taylor and Terri	29861	C	523 Shem Butler Court	0	5/17/2020	
Prorock, John and Sydney	29809	C	635 Fair Spring Drive	0	5/17/2020	<i>John Prorock</i>
Prudent, Frank	29867	C	531 Shem Butler Court	0	5/17/2020	
Puso, Joseph & Lori	32613	C	640 Fair Spring Drive	0	6/28/2021	<i>Joseph Puso</i>
Reulein, Kimberly	29794	C	427 Rhett Butler Dr.	0	5/17/2020	

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Ricks, Agatha	29819	C **	649 Fair Spring Drive	0	5/17/2020	
Roberts, Dr. Jan	29884	C	1012 Blockade Runner Court	0	5/17/2020	
Roehm, Louis and Beth	29894	C	1035 Blockade Runner Court	0	5/17/2020	
Rossman, Diane	29908	C **	3005 MacBeth Creek Drive	0	5/17/2020	
Sage, Russell & Amy	32736	C	430 Rhett Butler Drive	0	7/6/2021	
Sanders, Chanda	37006	C	654 Fair Spring Drive	0	6/8/2022	
Scalco, Aleksandra and Salvatore R.	29817	C	645 Fair Spring Drive	0	5/17/2020	
Senesac, Matthew	33304	C	667 Fair Spring Drive	0	11/3/2021	
Sevilla, Betzi	29825	C	655 Fair Spring Drive	0	5/17/2020	
Shepherd, Michael and Stephanie	35167	C	1008 Blockade Runner Court	0	3/21/2022	
Sherry Bryden, Wesley Morgan	29914	C	708 Landgrave Avenue	0	5/17/2020	
Shipman, Cale and Marcia	29896	C	2001 Izard Court	0	5/17/2020	
Shull, Brian and Talley	29838	C	675 Fair Spring Drive	0	5/17/2020	
Slater, Mistie K	29856	C	516 Sherm Butler Court	0	5/17/2020	 briantalle@comcast.net
Smalls, Arthur and Cindy	29890	C	1027 Blockade Runner Court	0	5/17/2020	
Spates, Wayne and Linda	29907	C	3003 MacBeth Creek Drive	0	5/17/2020	
Suggs, Roy and Linda	29803	C	606 Fair Spring Drive	0	5/17/2020	
Tasker, Gary and Dale	29860	C	522 Sherm Butler Court	0	5/17/2020	
Taub, Claire	29810	C	636 Fair Spring Drive	0	5/17/2020	
Taylor, Laura Sue and Gary Wayne	29848	C	502 Sherm Butler Court	0	5/17/2020	



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Thomas, Joshua and Carmen	31406	C	423 Rhett Butler Drive	0	8/10/2020	
Timothy Stoe, Jr., Kelly Benedict and	31405	C	2008 Izard Court	0	4/30/2020	
Traynor, Al and Nancy	29862	C	524 Shem Butler Court	0	5/17/2020	
Tremann, Chuck and Gretchen	29787	C	414 Rhett Butler Drive	0	5/17/2020	<i>Charles Tremann</i>
Turner, Bill	29849	C	504 Shem Butler Court	0	5/17/2020	
Turner, Chandler	32550	C	539 Shem Butler Court	0	6/10/2021	<i>Chandler Turner</i>
Valvo, Damian and Melanie	29903	C	2010 Izard Court	0	5/17/2020	
Ward, Ryan and Kara	31476	C	1036 Blockade Runner Court	0	12/17/2020	<i>Kara Ward</i>
Weatherford, Gordon and Puja	30289	C	3001 MacBeth Creek Drive	0	6/16/2020	
Webb, Tyler M.	29859	C	519 Shem Butler Court	0	5/17/2020	
Webster, Calvin & Anne Marie	29789	C	418 Rhett Butler Dr.	0	5/17/2020	
Widner, Linda and Kelly	29801	C	600 Fair Spring Dr.	0	5/17/2020	<i>Linda Widner</i>
Williams, Mark and Suzanne	29892	C	1031 Blockade Runner Court	0	5/17/2020	
Williams, Matthew and Ginger	29875	C	544 Shem Butler Court	0	5/17/2020	
Willis, Andrew & Lindsey	29811	C	637 Fair Springs Drive	0	5/17/2020	
Wingard, Elyssa M.	29785	C	410 Rhett Butler Drive	0	5/17/2020	
Young, III, Robert	33270	C	501 Shem Butler Court	0	10/21/2021	
Zimmerman, Glen (POA) and Bonnie	29858	C	518 Shem Butler Court	0	5/17/2020	

Resident Count: 137

## Schieveling Plantation BUDGET -- 2023

	2022 Approved Annual Budget	Actuals Thru 10/31/22	2023 Proposed Annual Budget (Draft 11/30/22)
<b>Income</b>			
<b><u>Assessment Revenue</u></b>			
50100 Association Fees	\$95,900.00	\$95,900.00	\$104,531.00
50411 Working Capital	\$0.00	\$750.00	
Transfer Fee (*new)			\$15,000.00
<b>TOTAL Assessment Revenue</b>	<b>\$95,900.00</b>	<b>\$96,650.00</b>	<b>\$119,531.00</b>
<b><u>Other Revenue</u></b>			
50505 Clubhouse Rental	\$1,500.00	\$1,535.00	\$1,750.00
50601 Late Fees	\$350.00	\$1,280.23	\$0.00
50603 Owner Fines	\$350.00	\$25.00	\$0.00
50605 ARB Income	\$350.00		\$350.00
50701 Interest	\$0.00	\$16.51	\$0.00
50900 Other Income	\$0.00	\$1,267.58	\$0.00
<b>TOTAL Other Revenue</b>	<b>\$2,550.00</b>	<b>\$4,124.32</b>	<b>\$2,100.00</b>
<b>TOTAL Income</b>	<b>\$98,450.00</b>	<b>\$100,774.32</b>	<b>\$121,631.00</b>
<b>Expense</b>			
<b><u>Administrative</u></b>			
60103 Management Fees	\$12,000.00	\$10,000.00	\$12,960.00
60104 Legal Fees	\$1,500.00	\$2,412.50	\$2,500.00
60106 Reserve (or capital improvements)	\$1,000.00		\$19,000.00
60107 Professional Fees		\$2,200.00	\$2,250.00
60107 Administration Fees	\$3,000.00	\$2,447.70	\$3,372.00
60108 Bad Debt Expense	\$1,400.00	\$871.89	\$1,000.00
60118 Property Tax Exp	\$125.00	\$114.46	\$125.00
60119 Audit & Tax Prep	\$0.00	\$380.00	\$380.00
60175 Hospitality Committee	\$200.00		\$500.00
<b>TOTAL Administrative</b>	<b>\$19,225.00</b>	<b>\$18,426.55</b>	<b>\$42,087.00</b>
<b><u>Clubhouse</u></b>			
60428 Clubhouse Maintenance	\$7,000.00	\$11,569.91	\$7,000.00
<b>TOTAL Clubhouse</b>	<b>\$7,000.00</b>		<b>\$7,000.00</b>
<b><u>Insurance</u></b>			
60200 Insurance Expenses	\$7,040.00	\$4,768.44	\$8,167.00
<b>TOTAL Insurance</b>	<b>\$7,040.00</b>	<b>\$4,768.44</b>	<b>\$8,167.00</b>

## Schieveling Plantation BUDGET -- 2023

	2022 Approved Annual Budget	Actuals Thru 10/31/22	2023 Proposed Annual Budget (Draft 11/30/22)
<b>Landscaping</b>			
60304 Landscaping Contract	\$14,400.00	\$12,288.60	\$19,800.00
60441 Landscape Other	\$23,585.00	\$36,075.63	\$19,440.00
TOTAL Landscaping	\$37,985.00	\$48,364.23	\$39,240.00
<b>Maintenance</b>			
60425 Playground Maintenance	\$1,000.00	\$2,580.00	\$500.00
TOTAL Maintenance	\$1,000.00	\$2,580.00	\$500.00
<b>Pool</b>			
60305 Pool Contract	\$10,800.00	\$8,925.00	\$10,800.00
60424 Pool Other	\$3,200.00	\$924.18	\$3,200.00
60453 Pool Permits/Licenses	\$0.00	\$125.00	\$125.00
TOTAL Pool	\$14,000.00	\$9,974.18	\$14,125.00
<b>Security</b>			
60311 Security	\$1,600.00	\$1,633.76	\$1,408.00
TOTAL Security	\$1,600.00	\$1,633.76	\$1,408.00
<b>Utilities</b>			
60501 Telephone Expense	\$1,300.00	\$1,165.89	\$1,300.00
60503 Electricity	\$7,100.00	\$5,283.11	\$6,204.00
60504 Water & Sewer	\$2,200.00	\$1,866.54	\$1,600.00
TOTAL Utilities	\$10,600.00	\$8,315.54	\$9,104.00
<b>TOTAL Expense</b>	<b>\$98,450.00</b>	<b>\$105,632.61</b>	<b>\$121,631.00</b>
<b>Excess Revenue / (Expense)</b>	<b>\$0.00</b>	<b>(\$4,858.29)</b>	<b>\$0.00</b>