

Operating and Capital Budget for 2023					
Approved 8/27/22					
	\$275 Developed & \$30 Undev.	YTD	Estimated		
01/01/23 to 12/31/23	Approved Budget for	01/01/22 - 08/26/22	12 Month	Approved Budget for	
	01/01/23 to 12/31/23	Actual	Year End 2022	01/01/22 to 12/31/22	
Revenue					
134 Developed lots	\$36,850.00	\$31,041.00	\$32,555.00	\$33,915.00	
Prior Years Maintenance Fees Collected	\$900.00	\$680.00	\$980.00		
64 Undeveloped lots	\$1,920.00	\$560.00	\$630.00	\$650.00	
Misc (Shares / Refund)	\$600.00	\$1,100.00	\$1,100.00	\$600.00	
Activities		\$2,419.00	\$2,419.00		
Miscellaneous		\$5.00	\$5.00		
Total Revenue excl South Drive	\$40,270.00	\$35,805.00	\$37,689.00	\$35,165.00	
15 @ South Drive @ 110.00/lot (Road fund)	\$1,650.00	\$1,326.00	\$1,428.00	\$1,530.00	
Expenses					
Fixed Operating Expenses					
Association Lot, Taxes, Fees and Electricity	\$1,000.00	\$637.20	\$1,000.00	\$1,000.00	
Insurance	\$2,200.00	\$2,137.00	\$2,137.00	\$2,100.00	
Postage, Printing, Copying, News ltr., Web	\$750.00	\$683.11	\$750.00	\$600.00	
Spraying, Mosquito	\$600.00	\$105.00	\$555.00	\$600.00	
Mowing costs	\$12,000.00	\$6,400.00	\$11,600.00	\$5,500.00	
Subtotal Fixed Expenses	\$16,550.00	\$9,962.31	\$16,042.00	\$9,800.00	
Common Area Expense				\$3,500.00	
Main.Bldg Supplies, Signs, Decals, Lights	\$1,800.00	\$1,717.88	\$1,900.00		
Beach Trash Bins	\$190.00	\$154.85	\$154.85		
Beach Clean up	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Orange Cans (4 dumpsters)	\$1,850.00	\$1,815.00	\$1,815.00	\$850.00	
Dumping = 4 @ \$500.00 each			\$0.00		
Donations	\$500.00	\$500.00	\$500.00	\$400.00	
Tractor Maintenance / Fuel / Blades	\$400.00	\$284.93	\$400.00	\$250.00	
Snow Removal	\$5,000.00	\$4,865.00	\$4,865.00	\$5,000.00	
Drainage Maintenance	\$1,500.00	\$0.00	\$1,110.00	\$1,500.00	
Share Repurchase	\$1,200.00	\$0.00	\$0.00	\$2,000.00	
Legal Fees	\$1,500.00	\$860.19	\$1,200.00	\$600.00	
Contingency	\$1,500.00	\$0.00	\$0.00	\$1,500.00	
Activities		\$2,375.33	\$2,375.33		
Subtotal Variable Expenses	\$20,440.00	\$17,573.18	\$19,320.18	\$20,600.00	
Total Expenses	\$36,990.00	\$27,535.49	\$35,362.18	\$30,400.00	
Subtotal Capital Reserves PROFIT / -LOSS	\$3,280.00	\$8,269.51	\$2,326.82	\$4,765.00	
Capital Reserve Drawdown	\$0.00	\$0.00	\$0.00	\$0.00	
Net Capital reserves	\$3,280.00	\$8,269.51	\$2,326.82	\$4,765.00	
Total Operating Expenses, Drawdown and Capital Reserves	\$40,270.00	\$35,805.00	\$37,689.00	\$35,165.00	