

Operating and Capital Budget for 2024						
APPROVED 8/26/23						
		YTD		Estimated		
01/01/24 to 12/31/24	Proposed Budget for 01/01/24 to 12/31/24	01/01/23 - 08/25/23 Actual	12 Month Year End 2023	Budget for 01/01/23 to 12/31/23	Basic Numbers 2024	
Revenue					Income	\$41,370.00
134 Developed lots @275.00 /lot	\$36,850.00	\$34,293.60	\$35,213.60	\$36,850.00	Expenses	\$35,850.00
Prior Years Maintenance Fees Collected	\$2,000.00	\$1,230.00	\$2,230.00	\$900.00	Profit 2024	\$5,520.00
64 Undeveloped lots @ 30.00 / lot	\$1,920.00	\$1,980.00	\$1,980.00	\$1,920.00		
Misc (Shares / Refund)	\$600.00	\$700.00	\$800.00	\$600.00		
Activities		\$3,225.00	\$3,500.00			
Total Revenue excluding South Drive	\$41,370.00	\$41,428.60	\$43,723.60	\$40,270.00		
15 @ South Drive @ 110.00/lot (Logan/Road fund)	\$1,650.00	\$1,430.00	\$1,642.00	\$1,650.00		
			Estimated			
Expenses	Proposed Budget for 01/01/24 to 12/31/24	01/01/23 - 08/25/23 Actual	12 Month Year End 2023	Budget for 01/01/23 to 12/31/23		
Fixed Operating Expenses						
Association Lot, Taxes, Fees and Electricity	\$1,000.00	\$559.99	\$1,000.00	\$1,000.00	Predict Profit for 2023	\$15,142.15
Insurance	\$2,300.00		\$2,137.00	\$2,200.00		
Postage, Printing, Copying, News ltr., Web	\$500.00	\$218.35	\$400.00	\$750.00		
Spraying, Mosquito	\$600.00	\$105.00	\$600.00	\$600.00		
Mowing costs	\$12,000.00	\$5,800.00	\$10,600.00	\$12,000.00		
Subtotal Fixed Expenses	\$16,400.00	\$6,683.34	\$14,737.00	\$16,550.00		
Common Area Expense						
Sand, Tree Permit, Paint/Tape Road Bumps, Tree Prune, Lights, etc.	\$2,000.00	\$3,744.53	\$4,000.00	\$1,800.00		
Beach Trash Bins	\$250.00	\$211.45	\$211.45	\$190.00		
Beach Clean up	\$5,000.00	\$4,500.00	\$4,500.00	\$5,000.00		
Orange Cans (3 dumpsters)	\$1,500.00	\$1,113.00	\$1,113.00	\$1,850.00		
Dumping = 3 @ \$500.00 each			\$0.00			
Donations	\$500.00	\$400.00	\$500.00	\$500.00		
Tractor Maintenance / Fuel / Blades	\$400.00		\$250.00	\$400.00		
Snow Removal	\$5,000.00		\$1,000.00	\$5,000.00		
Drainage Maintenance	\$1,200.00	\$390.00	\$1,170.00	\$1,500.00		
Contingency	\$1,500.00		\$0.00	\$1,500.00		
Share Repurchase	\$600.00		\$600.00	\$1,200.00		
Legal Fees	\$1,500.00	\$180.00	\$500.00	\$1,500.00		
Subtotal Variable Expenses	\$19,450.00	\$10,538.98	\$13,844.45	\$20,440.00		
Total Expenses	\$35,850.00	\$17,222.32	\$28,581.45	\$36,990.00		
Subtotal Capital Reserves	\$5,520.00	\$24,206.28	\$15,142.15	\$3,280.00		
Capital Reserve Drawdown	\$0.00	\$0.00	\$0.00	\$0.00		
Net Capital reserves	\$5,520.00	\$24,206.28	\$15,142.15	\$3,280.00		
Total Operating Expenses, Drawdown and Capital Reserves	\$41,370.00	\$41,428.60	\$43,723.60	\$40,270.00		