

Recommend \$45 / month / lot

Revenue

Ordinary Income

Annual Assessments Prepayment

Annual Assessments (Accrual Basis) 189,000

Clubhouse Rental 0

Interest Income 0

Total Ordinary Income 189,000

Total Revenue 189,000 21,000

Expenses

Accounting and Bookkeeping 3,800 0

Accounting & Tax Prep Fees 3,800 0

Clubhouse

Clubhouse Repair and Imp 3,000 1,500

Supplies - Office and Club 800 0

Propane 1,500 500

Vault Pumping 600 (400)

Clubhouse Other 0

5,900 1,600

Dues 250 0

Entertainment

Memorial Day/4th of July/Labor Day 4,500 500

Clubhouse Cleaning 225 75

4th of July Fireworks 2,500 0

Funday/Kids Activities 1,600 0

New Year's Eve 200 200

Golf Cart Parade 750

Ice Cream Social 250 0

Halloween Party 200 0

Total Entertainment 10,225 775

Insurance

Total Insurance 8,500 1,300

0

Maintenance & Repairs		0
Maintenance and Repairs		0
Boat Ramp and Greenbelts	2,000	
Boat Inspection program		0
Dump Station (Wastewater System)		0
Annual Maint. & Record kee	10,000	800
Other Maintenance and repa	5,000	2,500
Total Dump Statuion	15,000	3,300
Mosquito Spraying	7,500	0
Mowing	7,600	0
Road Repair	4,000	0
Tree Trimming	6,000	0
Water System Repair	3,500	0
Total Maintenance and Repairs	43,600	1,300
 Miscellaneous Expenses		
Meeting Expense (Room, Coffee, Po	2,000	0
	<hr/> 2,000	0
 Office Expenses		
Office Equipment	500	500
Website and Software Subscriptions	1,000	0
Total Office Expenses	<hr/> 1,500	500
 Postage & Printing		
Postage	400	0
Printing	300	0
	<hr/> 700	0
 Professional Fees		
Attorneys- Consulting	3,000	0
	<hr/> 3,000	0
	<hr/>	
 Taxes & fees		
Annual report filing	100	0
Federal / State Income Taxes	0	0
Property Taxes	30	0
	<hr/> 130	0

Utilities		
Electric	9,500	0
Trash	25,000	0
Wi-Fi	1,750	0
Water	37,500	(2,500)
	<u>73,750</u>	<u>(2,500)</u>
Total Ordinary Operating Expenses	153,355	
Payroll expenses		
Taxes	750	0
Wages	7,500	0
	<u>8,250</u>	<u>0</u>
QuickBooks Payments Fees	3,000	0
Reserve Fund Payments		
Erosion Reserve	7,500	7,500
Road Reserve	3,000	3,000
Dump Station & Septic Sys Reserve	5,000	5,000
Water Sys Reserve Fund	8,400	8,400
	<u>23,900</u>	<u>23,900</u>
Misc. Other Expense		
Operating Expense Contingency	<u>0</u>	<u>0</u>
Total Expense	<u>188,505</u>	<u>23,900</u>