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|-----------------------------|--|--|--|--|--|------------------|------------------------------------|
| 2023 Budget | | | | | | | |
| | | | | | | | |
| <u>Income</u> | | | | | | <u>Totals</u> | |
| | Assessments | | | | | 966,157 | |
| | Beach Service Income | | | | | 13,953 | |
| | Cable/Internet Assessment | | | | | 64,991 | |
| | Laundry Income | | | | | 8,400 | |
| | Misc/Other Income | | | | | 1,200 | |
| | Roof Rental Income | | | | | 0 | |
| | Vending Machine Income | | | | | 840 | |
| | Resort Fee Income | | | | | 161,400 | |
| | Sale of Merchandise/Commissioned Sales | | | | | 15,000 | |
| | \$ to Reserves (Fully Funded for 2023) | | | | | -118,800 | Per 2022 Engineering Reserve Study |
| Total Income | | | | | | 1,113,141 | |
| LESS Cost of Goods Sold | | | | | | | |
| | Cost of Merchandise Sold | | | | | 5,000 | |
| | Vending Machine Goods | | | | | 600 | |
| Total COGS | | | | | | 5,600 | |
| Income (net of COGS) | | | | | | 1,107,541 | |
| | | | | | | | |
| <u>Expenses</u> | | | | | | | |

| | | | | | | | |
|--|--------------------------|---|--|--|--|---------|--|
| | Elevator | | | | | 17,434 | |
| | Fire System | | | | | 13,375 | |
| | Building Inspection Fees | | | | | 15,600 | |
| | | | | | | | |
| | <u>Insurance</u> | | | | | | |
| | | Flood Insurance | | | | 16,065 | |
| | | Property & Liability | | | | 485,833 | |
| | | Workers Comp Insurance | | | | 5,091 | |
| | Total Insurance Expense | | | | | 506,989 | |
| | | | | | | | |
| | Interest Expense | | | | | 8,399 | |
| | Landscaping Expense | | | | | 7,160 | |
| | Pool/Hot Tub Expense | | | | | 11,626 | |
| | Beautification Expense | | | | | 6,874 | |
| | | | | | | | |
| | Office | | | | | | |
| | | Fees to State & Division | | | | 569 | |
| | | Office Supply & Printing/Other Office Exp | | | | 6,480 | |
| | | Bank Service Charges | | | | 1,560 | |

| | | | | | | | |
|--|-------------------------------|------------------------------------|--|--|--|---------|--|
| | | Website / Computer Expense | | | | 3,021 | |
| | Total Office | | | | | 11,630 | |
| | | | | | | | |
| | Pest Control | | | | | 2,760 | |
| | | | | | | | |
| | <u>Professional Fees</u> | | | | | | |
| | | Professional Fees Accounting | | | | 11,400 | |
| | | Professional Fees - Legal | | | | 1,725 | |
| | Total Professional Fees | | | | | 13,125 | |
| | | | | | | | |
| | <u>Payroll/Wages</u> | | | | | | |
| | | Administrat ive | | | | 52,511 | |
| | | Manageme nt | | | | 75,005 | |
| | | Common Area Hskp | | | | 46,176 | |
| | | Common Area Maint | | | | 48,942 | |
| | | Pool Maintenanc e | | | | 13,104 | |
| | | Payroll Taxes | | | | 21,216 | |
| | | Health Care Insurance | | | | 12,408 | |
| | | Payroll Services | | | | 2,682 | |
| | Total Payroll/Wages | | | | | 272,044 | |
| | | | | | | | |

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|----------------------|------------------------------|-----------------------------|--|--|--|------------------|--|
| | Repair & Maintenance | | | | | 51,600 | |
| | Security | | | | | 10,969 | |
| | | | | | | | |
| | <u>Miscellaneous Expense</u> | | | | | | |
| | | Meals/Assn Meeting Expenses | | | | 567 | |
| | | Other Misc Expense | | | | 1,800 | |
| | Total Misc Expense | | | | | 2,367 | |
| | | | | | | | |
| | <u>Supplies</u> | | | | | | |
| | | Cleaning Supplies | | | | 4,800 | |
| | | Maintenance Supplies | | | | 8,400 | |
| | Total Supplies | | | | | 13,200 | |
| | | | | | | | |
| | <u>Taxes</u> | | | | | | |
| | | Sales Tax | | | | 693 | |
| | | Federal Income Tax | | | | 2,200 | |
| | Total Taxes | | | | | 2,893 | |
| | | | | | | | |
| | <u>Utilities</u> | | | | | | |
| | | Cable TV/Internet | | | | 64,991 | |
| | | Electricity | | | | 42,000 | |
| | | Telephone | | | | 6,960 | |
| | | Trash Contract | | | | 14,544 | |
| | | Water & Sewer | | | | 71,000 | |
| | Total Utilities | | | | | 199,495 | |
| | | | | | | | |
| Total Expense | | | | | | 1,167,541 | |

| | | | | | | | |
|--|------------------|--|----------|----------|-----------|---------|----------|
| Net Income (Excess Income carried over based on 2022 Reforecast) | | | | | | -60,000 | |
| | | | | | | | |
| Monthly Assessment (including Cable) | | | | | | | |
| | | | Cost for | Operatin | Total | Plus | Grand |
| | | | Reserves | Costs | Assessmen | Cable | Total |
| | One bedroom | | 89.10 | 635.52 | 724.62 | 58.24 | 782.85 |
| | Two bedroom | | 119.25 | 850.57 | 969.82 | 58.24 | 1,028.05 |
| | Three bedroom | | 207.90 | 1,482.87 | 1,690.77 | 58.24 | 1,749.01 |
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