

Proposed

2022 Budget Recap

OPERATING FUND INCOME, EXPENSES AND RESERVE FUNDING
2022 Budget

	Total					Community				GOLF OPERATIONS				FOOD & BEVERAGE				Clubhouse				Wellness Center				
	2020	2021	2021	2022	% Budget Change	2020	2021	2021	2022	2020	2021	2021	2022	2020	2021	2021	2022	2020	2021	2021	2022	2020	2021	2021	2022	
	Actual	Projected	Budget	Budget		Actual	Projected	Budget	Budget	Actual	Projected	Budget	Budget	Actual	Projected	Budget	Budget	Actual	Projected	Budget	Budget	Actual	Projected	Budget	Budget	
INCOME:																										
ASSESSMENTS	5,262,143	5,448,177	5,447,392	5,547,951	1.85%	5,262,143	5,448,177	5,447,392	5,547,951																	
PROPERTY FEES & OTHER REVENUE	2,087,812	2,559,661	1,306,203	1,404,205	7.50%	2,087,812	2,559,661	1,306,203	1,404,205																	
GENERAL MAINTENANCE	58,221	30,000	30,000	30,000	0.00%	58,221	30,000	30,000	30,000																	
DUES	306,931	323,488	346,926	349,021	0.87%					306,931	323,488	346,926	349,021													
GOLF ACTIVITY EXCLUDING DUES	373,599	580,212	449,206	585,168	30.27%					373,599	580,212	449,206	585,168													
CLUBHOUSE & WELLNESS CENTER	48,272	57,548	95,771	95,771	0.00%																					
INCOME, NET OF SALES	8,136,978	8,999,086	7,674,997	8,012,115	4.40%									6,879	9,946	11,771	11,771	41,393	47,603	84,000	84,000					
EXPENSES:																										
SALES	526,631	596,475	996,548	1,008,251	1.17%					89,614	99,396	87,693	99,396	437,017	437,079	908,855	908,855									
COST OF SALES	245,423	244,556	421,083	435,042	3.22%					66,404	71,100	59,359	73,318	179,019	173,456	361,724	361,724									
MARGIN ON SALES	281,208	291,919	575,465	573,209	-0.39%					23,210	28,296	28,334	26,078	257,998	263,623	547,131	547,131									
COST OF SALES %	46.6%	45.6%	42.3%	43.1%						74%	71.5%	67.7%	73.8%	41.0%	39.7%	39.8%	39.8%									
GENERAL MAINTENANCE	1,647,639	1,517,963	1,511,229	1,599,632	5.85%	1,647,639	1,517,963	1,511,229	1,599,632																	
SECURITY	403,406	418,789	405,320	421,323	3.95%	403,406	418,789	405,320	421,323																	
GOLF SHOP	342,517	389,113	364,749	404,954	11.02%					342,517	389,113	364,749	404,954													
GOLF MAINTENANCE	902,696	881,083	999,821	977,320	-2.25%					902,696	881,083	999,821	977,320													
FOOD & BEVERAGE	679,965	675,341	906,624	964,006	6.33%									679,965	675,341	906,624	964,006									
CLUBHOUSE & WELLNESS CENTER	515,876	578,047	646,449	668,480	3.41%													435,436	492,073	572,936	584,734	80,440	85,974	73,513	83,746	
TOTAL EXPENSES	5,498,586	5,523,157	5,962,969	6,304,224	4.05%	3,057,532	2,999,572	3,045,325	3,189,463	1,245,212	1,270,196	1,364,570	1,382,275	679,965	675,341	906,624	964,006									
INCOME (LOSS) BEFORE RESERVE FUNDING	2,919,600	3,767,848	2,287,093	2,381,100	4.11%	4,350,644	5,038,266	3,738,269	3,792,693	(541,473)	(338,200)	(541,004)	(422,008)	(421,967)	(411,719)	(359,494)	(416,875)	(428,556)	(482,127)	(561,165)	(572,963)	(39,047)	(38,372)	10,487	254	

Assessments to Capital Reserve Fund	643,000	672,000	672,000	692,000
Assessments to Infrastructure Maint. F	703,000	724,000	724,000	746,000
Amenity Fees	1,080,300	1,074,224	800,000	840,000
Amenity fees for operating	(100,000)	(75,000)	(75,000)	(50,000)
25% of Lot Combo Fees to Amenity				17,500
Interest on Investments to Reserves	119,393	75,718	36,094	5,600
CPDPA Lot Sales to Amenity	190,561	314,425	100,000	100,000
	58,221	30,000	30,000	30,000
NET OPERATING RESULTS BEFORE	2,694,474	2,815,367	2,287,094	2,381,100
	225,125	952,481	(0)	-

	ASSESSMENTS								CHANGE
	2021 Projections				2022 Budget				
	PAYI	NG	\$ EACH	TOTAL	PAYI	NG	\$ EACH	TOTAL	
IMPROVED	1,401		\$ 3,498	\$ 4,895,451	1,409		\$ 3,570	\$ 5,021,713	2.06%
UNIMPROVED	253		\$ 2,099	\$ 531,047	241		\$ 2,142	\$ 516,238	2.05%
TOTAL	1,654		\$ 5,597	\$ 5,426,498	1,650		\$ 5,712	\$ 5,537,951	

