	2023	10/10/2023 PROPOSED 2023 Actual	2024	
Income				
Concession Income-General	$ -	-	$ -	
Total Income-General	$ -	-	$ -	
Cow Pen Rentals - Large	$ -	$ 800.00	$ -	
Cow Pen Rentals - Small	$ -	$ 400.00	$ -	
Trailer Rent	$ 12,720.00	$ 9,540.00	$ 12,720.00	
Membership Fees - New Members	$ -	$ 6,899.28	$ -	
Parks & Rec Income	$ -	$ -	$ -	
Total General Income	**$ 12,720.00**	**$ 17,639.28**	**$ 12,720.00**	
Arena Rent		$ 4,557.00		
Bio Security Fundraising Income		$ -		
Stall Rental		$ -		
Equipment Sale		$ -		
Credit Card/Paypal Collected Fees		$ 775.62		
Interest Income/ Savings		$ 1,904.80		
Late Payment Penalty Income/Certified Letter		$ 1,448.91		
		$ 8,686.33		
Total Income	**$ 12,720.00**	**$ 26,325.61**	**$ 12,720.00**	
Dues - Annual Membership		$ 101,517.79		**Annual dues**
Total Member Assessments-General		$ 101,517.79		
Total Above Income		**$ 127,843.40**		

	2023	10/10/2023 2023 Actual	PROPOSED 2024	
Expense				
Awards and Grants				
Scholarship Awards	$ 1,000.00	$ 780.00	$ 1,000.00	
Sponsorship	$ 250.00	$ -	$ -	not used
Total Awards and Grants	1,250.00	780.00	1,000.00	
Business Expenses				
Reg. fees, chamber of commerce annual dues	$ 600.00	$ 260.00	**$ 300.00**	less used
Business Expenses - Meeting room rental/checks	$ 350.00	$ 220.00	$ 350.00	
Total Business Expenses	950.00	$ 480.00	650.00	
Contract Services	5,000.00	$ -	$ 5,000.00	
Accounting Fees	$ 15,000.00	$ 11,780.60	$ 15,000.00	
Legal Fees	$ 10,000.00	$ 5,871.60	$ 10,000.00	
Bad Debt	$ -	$ (250.46)	$ -	
Total Acct Fees/Legal Fees/Bad Debt	**$ 30,000.00**	**$ 17,401.74**	**$ 30,000.00**	
Facilities and Equipment				
Building Maintenance	$ 1,500.00	$ 1,500.00	$ 1,500.00	
Caretakers Trailer Repairs	$ 2,000.00	$ 1,590.00	$ 2,000.00	
Corral Water Line Repair	$ 4,000.00	$ 1,497.32	**$ 2,000.00**	Available Earmarked Funds
Earmarked - Arena Contractors		$ 2,629.00		
Earmarked - Arena Maintenance		$ 5,703.49		
Earmarked - Concession Stand		$ 2,500.00		
Equipment & Vehicle Maint.	$ 5,000.00	$ 3,963.40	**$ 7,500.00**	Vehicle Repairs Expensive
Equipment Rental - Tractor	$ 2,000.00	$ -	$ 2,000.00	No bill
Facilities Repair & Maintenance	$ 5,000.00	$ 3,570.03	**$ 7,500.00**	Facilities Repair Necessary
Real Estate Tax	$ 2,536.00	$ 2,022.07	**$ 2,700.00**	Increased cost
Property Tax on Manufactured Home	$ 450.00	$ 212.85	$ 450.00	
Restroom Maint.	$ 500.00	$ 1,209.81	**$ 1,000.00**	Increased cost

Septic Maintenance	$ 437.00	$ 441.53	**$ 450.00**	Increased cost
Signage	$ 1,000.00	$ -	**$ 500.00**	Signs replaced
Total Facilities and Equipment	**$ 24,423.00**	**$ 26,839.50**	**$ 27,600.00**	
		10/10/2023	PROPOSED	
		2023 Actual		
Operations				
Bank service charges	$ 20.00	$ 36.30	**$ 40.00**	Increased cost
Caretaker Utilities	$ 4,000.00	$ 1,843.00	**$ 3,500.00**	spent $3,551 in 2022
Caretaker payroll	$ 25,000.00	$ 15,282.22	$ 25,000.00	
Concession Stand	$ 5,000.00	$ 5,000.00	$ 5,000.00	
Flowers/Condolences	$ 300.00	$ 137.34	$ 300.00	
Fuel	$ 5,000.00	$ 2,487.11	$ 5,000.00	
Insurance - Liability, D and O	$ 7,500.00	$ 5,830.80	$ 7,500.00	
Insurance - Workers Compensation	$ 1,000.00	$ 1,448.00	**$ 2,000.00**	Increased cost
Miscellaneous Expense	$ 1,000.00	$ 626.26	$ 1,000.00	
Office supplies	$ 1,000.00	$ 453.66	**$ 750.00**	less spent
PO Box	$ 258.00		$ 258.00	
Postage, Mailing Service Printing and Copying	$ 2,500.00	$ 1,680.54	**$ 2,000.00**	smaller newsletters
Total Operations	**$ 52,578.00**	**$ 34,825.23**	**$ 52,348.00**	
Total Expense	**$ 109,201.00**	**$ 80,326.47**	**$ 111,598.00**	
LESS Net Income	**(12,720.00)**	**(26,325.61)**	**(12,720.00)**	
Total Expense-Net Income=Net Expenses	**$ 96,481.00**		**$ 98,878.00**	
Divide Net Expenses by # Units	**277**		**277**	**time of billing January 15, 2022**
Estimated Annual Dues	**$ 348.31**		**$ 356.96**	159 Lots + 118 Renters
Total Income		**$ 127,843.40**		(159 Lots = 87 Lot/Lease Holders)
Less Total Expenses		**$ (80,326.47)**		
Quarterly Commons Billing Difference		**(10,279.50)**		
Net Income		**37,237.43**	(See Below Re Utilities / Match P&L)	

The items below are what the quarterly billings are based on, we bill actual not projected. The amount billed is based on membership at time of billing.

		10/10/2023	Proposed
Income:Utility Income-General		**$ 61,474.56**	
Income:Utility Income-General:Common Water			
Income:Utility Income-General:Lot Electric		**$ 11,234.16**	
Income:Utility Income-General:Lot Water		**$ 11,716.57**	
Total Income Collected Regarding Utilities		**$ 84,425.29**	
Other Types of Expenses		**2023 Actual**	
Utilities-We use actual billed			
Disposal		**$ 32,927.62**	
Electric		**$ 26,752.27**	
Telephone, Telecommunications		**$ 1,217.14**	
Water		**$ 33,807.76**	
Total Other Types of Expenses		**$ 94,704.79**	
Difference of collected utility payments		**(10,279.50)**	
	Operating	Utilities	TOTALS
Total Income	$ 127,843.40	$ 84,425.29	**$ 212,268.69**
Total Expenses	$ (80,326.47)	$ (94,704.79)	**$ (175,031.26)**
	2023 Net Income		**37,237.43**
		THIS NUMBER WILL MATCH THE P&L	
Earmarked Funds From Savings:	Approved	Used	Balance
Waterline	$ 72,845.00	-	$ 72,845.00

				BioSecurity	$	15,000.00	-	$	15,000.00	
				Catastrophic	$	10,000.00	-	$	10,000.00	
				Arena Maintenance	$	21,000.00	21,000.00	$	-	
				Arena Contractors	$	20,000.00	13,529.00	$	6,471.00	
				Shepard Shack	$	30,076.62	2,500.00	$	27,576.62	Floor Plans approved total $7,500