

Dreamland Villa Retirement Community
CASH FLOW (Profit and Loss on Cash Basis)

	January - March, 2023	Projected Apr 1 to Dec 31, 23	Projected CY 2023
	<u>Total</u>		
Income			
4000 Annual Fee Revenue	281,291	5,564	286,855
4001 55+ Donation Income	7,050	950	8,000
4003 Donations - Unrestricted	125	125	250
4101 Read Hall Event/Kitchen	387	814	1,200
4102 Special Events Revenue	9,822	1,178	11,000
4208 Entertainment-TAD	14,954	40,646	55,600
4002 Transfer & Disclosure Fee	18,650	44,350	63,000
4100 Read Hall Rental Income	2,466	1,535	4,000
4300.4 Legal Cost Contribution	6,422	78	6,500
4300 Admin Related Income	921	1,963	2,884
4400 Restricted Accounts	325	375	700
4502 Interest Earned	48	102	150
4503 Crown Castle Lease	4,800	9,600	14,400
Total Income (Projected)	<u>347,259</u>	<u>107,280</u>	<u>454,539</u>
Expenses			
5001 55+ Compliance Expense	1,467	2,533	4,000
5350 Membership Marketing	0	7,000	7,000
5900 Insurance & Fire Protection	18,781	35,701	54,482
5801 Legal Expenses	2,324	2,000	4,324
5300 Admin & Office Expenses	16,506	27,000	43,506
5400 Restricted Accounts	554	446	1,000
5950 Read Hall Expenses	2,091	5,409	7,500
5950.2 Special Event Expenses	3,291	3,209	6,500
6201 Bldg & Grounds Maint	6,355	19,899	26,254
6300 Swimming Pools	32,214	64,214	96,428
6400 Utilities	11,797	45,925	57,722
7000 Payroll & Related	63,095	150,000	213,095
Total Expenses (Projected)	<u>158,475</u>	<u>363,336</u>	<u>521,811</u>
Net Operating Income (Projected)	<u>188,784</u>	<u>-256,056</u>	<u>-67,272</u>

PROJECTED CAPITAL RESERVE CHANGES
For Calendar Year 2023

Beginning Balance: 1/1/2023		320,890.05
Add Interest:		
January 2023	13.34	
February 2023	14.07	
March 2023	10.34	
Total Increases		37.75
Disbursements:		
Deposit: Platinum Pool	37,342.00	
Projected Disbursements'		
Remainder Platinum Pools	110,658.00	
Sunrize Door Access System	14,500.00	
Davis Pool: FH Hot Tub Heater	2,650.00	
Read Hall Bldg C Re-roof	35,000.00	
Negative Cash Flow - 2023	67,272.00	
Transfer to Opreating Account		
Total Projected Disbursements:	<hr/>	267,422.00
Projected Capital Reserves 12/31/2023		<hr/> <hr/>
		53,505.80