

DREAMLAND VILLA RETIREMENT COMMUNITY

12.14.2022

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2023 Budget	Budget	Sub-Total
INCOME		
4000 Membership Income		
4000.1 - Annual Fees	350,000	
Total Annual Fees		350,000
4001 - Donations Unrestricted	30,000	
4002 - Transfer Fees	50,000	
4003 - Escrow (Disclosure) Fees	27,750	
4004 - 55+ Donation Income	25,000	
Income Residents/Membership		132,750
4100 Administrative		
4101 - Commissions	600	
4102 - Kee Card Replacement	400	
4103 - Activity Fees	1,200	
4104 - Interest	90	
4105 - Sprint Tower Lease	14,400	
Total Income Administrative		16,690
4200 Read Hall Activities		
4201 - Read Hall Rental Income	16,500	
4202 - 4101 Read Event/Kitchen	1,600	
Total Income Read Hall Activities		18,100
4300 Farnsworth Hall Activities		
4300.1 - T2 Presents Lease Payment	30,000	
4300.2 - T2 Presents Ticket Sales	13,000	
4300.3 - T2 Presents Utilities	2,400	
Total Farnsworth Hall Activities		45,400
TOTAL INCOME	562,940	562,940

EXPENSES	Budget	Sub-Total
5000 . Marketing & Sales Expenses		
5001.1 · Membership & 55+ Compliance	24,000	
Total 5001 · Marketing & Sales Expense		24,000
5100 · Office & Admin Expenses		
5100.10 · Postage	1,200	
5100.14 · Copy Machine Expense	3,300	
5100.18 · Office Supplies	4,000	
5100.20 · Subscriptions/Permits Licenses	600	
5100.24 · Telephone & Internet Expenses	4,800	
5100.28 · Accounting and Notary Expenses	2,600	
5100.38 - Event Advertising	1,000	
5100.40 - Computers, Cameras & Kee Cards	4,400	
5100.50 · Bank Charges	150	
5100.54 · Credit Card Fees	3,000	
5100.58 · Citizen & Website	7,350	
5100.64 · Legal Expense	5,000	
5100.68 - Fire Protection	9,000	
5900.70 - General Insurance & Fire Fees	36,000	
5501.78 Taxes: Federal, AZ & Property	9,020	
Total 5100 · Office & Admin Expenses		91,420
5200 · Read Hall (RH)Expenses		
5200.1 · RH Kitchen Expenses	2,500	
Total 5200 · Read Hall Expenses		2,500
5500 · Bldg & Grounds Maintenance		
5500.1 - Vehicle	2,000	
5500.2 · Building Repair	5,000	
5500.3 · Consumable Supplies	5,000	
5500.4 · Contractor Work	14,000	
Total 5500 · Bldg & Grounds Maintenance		26,000
5600 · Swimming Pools Expenses		
5600.1 · Pool Repairs	6,000	
5600.2 · Pool Chemicals	14,000	
5600.3 - Pools & Bath Permits	1,500	
Total 5600 · Swimming Pools Expenses		21,500
5700 · Utilities		
5700.1 · Electric	18,000	
5700.2 · Water/Sewer	22,000	
5700.3 · Trash Collection	1,680	
5700.4 · Gas	49,000	
Total 5700 · Utilities		90,680
5800 Salaries & Wages		
Salaries and Wages	243,464	
Employer Payroll Costs	23,881	
Payroll Processing Fees	4,384	
Total 7001 Salaries & Wages		271,729
Total Expense	527,829	527,829
Cash Flow: Excluding Taxes (Negative)	35,111	35,111

2023 CAPITAL IMPROVEMENTS: FIVE YEAR PROJECTIONS
Approved at the December XX, 2022 Board of Directors Meeting

Last Updated
12.8.2022

<u>DESCRIPTION</u>	<u>For Dec-22 Remaining</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
AC Units		\$15,000	\$12,000	\$12,000	\$12,000	\$12,000
Replacment Door Access System		\$24,500				
Parking Lot Resurfacing: Farnsworth Read	\$9,750	\$32,000				
Read Hall: Roof South Building Bathrooms		\$30,000 \$5,000	\$5,000	\$5,000		
Read Hall pools/hot tub water leak Heater	\$5,200	\$100,000				
Farnsworth Main Roof		\$25,000				
Remaing cost for Read Hall Swimming Pool Roof Area	\$2,000					
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Total Yearly Improvement	\$16,950	-\$231,500	\$17,000	\$17,000	\$12,000	\$12,000
Capital Reserve Account: PROJECTED						
Beginning of CY	\$339,930	\$337,980	\$136,480	\$132,480	\$128,480	\$134,480
Yearly Improvements	-\$16,950	-\$231,500	-\$17,000	-\$17,000	-\$12,000	-\$12,000
Subtotal	\$322,980	\$106,480	\$119,480	\$115,480	\$116,480	\$122,480
Reserve Acct At End of CY	\$15,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
	\$337,980	\$136,480	\$132,480	\$128,480	\$134,480	\$140,480