

Estimated Budget for 2023 as of February 7 2023

Description	Sub-Description	2023 Budget	2022 Actual
REVENUE:			
Annual dues Income			
Regular Membership Dues	Full year residents & some new pro-rated	47,700.00	47,430.00
Transfer Fees - new home	Joining Fees - resales/new homes	-	-
Misc. income		-	259.67
Total Income		47,700.00	47,689.67
EXPENSES:			
Landscape Maint	Mowing, brush removal	3,500.00	3,002.40
Repairs & Maint	Snow removal, road maint, signs, mailboxes	3,000.00	3,126.72
Septic Fees & Nitrogen Testing		30,000.00	26,067.23
License Fees	LLC annual filing fee	20.00	20.00
Insurance	For HOA & Board	2,659.00	2,440.00
Prof Services	Legal, CPA audit, Engineering	-	740.00
Tech & Admin Fees	Zoom, Quickbooks, website hosting	650.00	259.02
Office Supplies	Copies, postage, PO Box rental, misc small supplies	100.00	548.15
Taxes	Storm pond parcel prop taxes		-
Total Expenses:		39,929.00	36,203.52
RETAINED EARNINGS		7,771.00	11,486.15
Beginning Retained Earnings as of January 1, 2023		162,498.72	
Estimated Retained Earnings as of December 31, 2023		170,269.72	