

2025 BUDGET	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
<b>OFFICE EXPENSES</b>					
OFFICE SALARIES	157,500	170,000	86,125	170,000	190,000
PAYROLL TAXES	13,090	18,000	8,056	16,000	18,000
HEALTH INSURANCE	31,544	23,000	18,998	26,000	40,000
PENSION EXPENSE	0	2,500	2,380	2,500	3,200
OFFICE EQUIPMENT & LEASE	12,702	15,000	5,950	15,000	12,000
OFFICE SUPPLIES	6,196	5,500	3,656	7,000	7,000
POSTAGE	4,801	5,500	2,215	7,000	7,000
TELEPHONE - ADMIN.	5,034	6,500	4,096	6,500	7,500
AUDIT/ ACCOUNTING FEES	24,451	25,000	17,073	20,000	25,000
PAYROLL FEES	11,518	10,000	8,695	10,000	15,000
DIRECTORS EXPENSE	12,493	10,000	6,894	10,000	10,000
ELECTION	0	5,000	0	0	5,000
INSURANCE	123,332	115,000	98,870	125,000	130,000
GYPSY MOTH / WEST NILE	14,685	15,000	14,685	16,000	15,000
LEGAL FEES	18,540	25,000	8,315	20,000	20,000
PUBLIC RELATIONS/ EDUCATION	3,269	8,000	2,692	8,000	5,000
<b>TOTALS:</b>	<b>439,155</b>	<b>459,000</b>	<b>288,699</b>	<b>459,000</b>	<b>509,700</b>

<b>MAINTENANCE EXPENSES</b>	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
SALARIES	536,251	625,000	298,418	625,000	625,000
PAYROLL TAXES	39,469	55,000	27,735	55,000	55,000
HEALTH INSURANCE	158,303	140,000	67,038	140,000	140,000
PENSION EXPENSE	15,037	14,000	15,906	14,000	20,000
COMFORT STATION REPAIRS	2,055	2,000	3,791	2,000	5,000
MAINTENANCE UNIFORMS	6,762	6,000	2,509	6,000	6,000
RUG/MAT RENTALS	3,044	2,500	1,541	2,500	3,000
COMM. PROPERTY	16,450	68,000	30,691	68,000	68,000
EQUIP. / TOOLS	7,812	9,000	9,830	9,000	12,000
GAS & OIL	39,102	55,000	25,762	55,000	70,000
GENERAL SUPPLIES	13,060	15,000	12,179	15,000	15,000
ROAD REPAIRS	22,228	18,000	4,563	18,000	18,000
SNOW REMOVAL	4,625	5,000	0	5,000	5,000
VEHICLE MAINTENANCE	20,432	38,000	32,157	38,000	40,000
<b>TOTALS:</b>	<b>884,632</b>	<b>1,052,500</b>	<b>532,120</b>	<b>1,052,500</b>	<b>1,082,000</b>

<b>SECURITY EXPENSES</b>	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
MANHOURS	460,028	420,000	285,382	420,000	420,000
TELEPHONE	954	2,500	795	2,500	1,500
ENTRY SYSTEM SOFTWARE	5,288	5,000	2,640	5,000	5,000
GATEHOUSE EXPENSES	6,156	1,500	3,532	1,500	7,000
MONITORING FEES	3,967	3,000	1,757	3,000	4,000
<b>TOTALS:</b>	<b>476,392</b>	<b>432,000</b>	<b>294,105</b>	<b>432,000</b>	<b>437,500</b>

<b>UTILITIES</b>	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
ELECTRICITY	365,675	350,000	187,971	350,000	390,000
CABLE & INTERNET FEES	11,831	11,500	9,061	11,500	12,000
ELECTRIC SYSTEMS	20,932	20,000	10,194	20,000	20,000
WATER SYSTEMS	67,080	43,000	52,096	43,000	40,000
SEWER SYSTEMS	43,501	40,000	42,529	40,000	40,000
GARBAGE COLLECTION	56,076	70,000	28,725	70,000	70,000
HEATING OIL / PROPANE	20,100	28,000	6,756	28,000	28,000
<b>TOTALS:</b>	<b>585,194</b>	<b>562,500</b>	<b>337,333</b>	<b>562,500</b>	<b>600,000</b>

RECREATION EXPENSES	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
RECREATION SALARIES	63,784	55,000	29,173	55,000	60,000
PAYROLL TAXES	7,131	10,000	4,167	10,000	13,000
EQUIPMENT / SUPPLIES	246	3,000	252	3,000	3,000
SWIM TEAM	5,193	3,000	1,422	3,000	3,000
TRANSPORTATION	7,350	5,000	7,775	5,000	10,000
CARNIVAL	6,010	7,000	3,500	7,000	8,000
ENTERTAINMENT	24,120	22,500	11,600	22,500	25,000
<b>TOTALS:</b>	<b>113,834</b>	<b>105,500</b>	<b>57,889</b>	<b>105,500</b>	<b>122,000</b>

POOL EXPENSES	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
POOL SALARIES	33,075	45,000	18,956	45,000	50,000
PAYROLL TAXES	4,084	6,000	2,723	6,000	7,500
POOL CHEMICALS	59,802	38,000	35,909	38,000	45,000
POOL PROPANE	5,301	7,000	3,884	7,000	7,000
REPAIRS / MAINTENANCE	128,267	10,000	126,971	10,000	10,000
SUPPLIES & UNIFORM	0	1,000	2,110	1,000	2,500
<b>TOTALS:</b>	<b>230,529</b>	<b>107,000</b>	<b>190,552</b>	<b>107,000</b>	<b>122,000</b>

CONCESSION EXPENSES	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
CONCESSION SALARIES	44,139	65,000	23,251	65,000	70,000
PAYROLL TAXES	5,811	10,000	3,340	10,000	10,000
BAR SALARIES	5,012	5,000	2,513	5,000	5,000
PAYROLL TAXES	618	1,000	344	1,000	1,000
<b>TOTALS:</b>	<b>55,579</b>	<b>81,000</b>	<b>29,449</b>	<b>81,000</b>	<b>86,000</b>

MISC. EXPENSES	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
MORTGAGE - SEWER	32,295	33,000	18,839	33,000	33,000
CAPITAL RESERVES	0	15,000	0	15,000	25,000
MAINTENANCE LOAN	19,610	19,610	11,439	19,610	19,610
INFRASTRUCTURE		37,500	0	37,500	40,000
SPORTS COMPLEX		0	0	0	0
SPORTS BATHHOUSE		0	0	0	0
TREE TRIMMING		0	0	15,000	20,000
GATEHOUSE REPAIRS	13,241	0	3,960	0	0
SWIM TEAM BLDG		2,500	0	2,500	0
TRUCK PAYMENTS		7,500	0	6,500	20,000
NEW CLUBHOUSE		5,000	0	10,000	10,000
SNOW PLOW		0	0	0	0
SERVICE TRUCK LOAN	7,352	0	4,289	0	0
<b>TOTALS</b>	<b>72,498</b>	<b>120,110</b>	<b>38,526</b>	<b>139,110</b>	<b>167,610</b>

<b>GRAND TOTALS:</b>	<b>2,857,813</b>	<b>2,919,610</b>	<b>1,808,673</b>	<b>3,014,110</b>	<b>3,126,810</b>
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INCOME	23 ACTUAL	23 BDGT	7/31/24 YTD	24 BDGT	2025 PROPOSED
DUES - PRIOR 2022	129,369	15,000	11,032	15,000	15,000
DUES 2023	2,804,718		31,009	0	10,000
DUES - 2024			2,825,421	0	0
FINANCE CHARGES	48,015		44,712	20,000	40,000
INTEREST INCOME	2,881		229	2,000	0
BAR INCOME	36,683	35,000	18,450	35,000	26,000
CONCESSION INCOME	81,475	65,000	49,129	65,000	65,000
MISCELLANEOUS INCOME	24,209	10,000	9,990	10,000	10,000
<b>TOTALS:</b>	<b>3,127,348</b>	<b>125,000</b>	<b>2,989,972</b>	<b>147,000</b>	<b>166,000</b>

Total Expenses - Income: 2,960,810

Number Payable Lots: 1550

2,960,810 / 1500 = 1,910 per lot