

SUMMARY BUDGET 2020 - 60 Cent Levy

	2020
Total Levy Revenue	\$ 2,128,169
Prior Year Cash Carryover	\$ 300,000
Total Gross Cash	\$ 2,428,169
Admin	\$ 357,823
Maintenance	\$ 579,949
Commons	\$ 89,941
Programs	\$ 230,156
Pool - Summer	\$ 115,404
Pool - Winter	\$ 41,178
Point Robinson	\$ 907
Fern Cove	\$ 12,079
Other/RFA Fund	\$ 8,800
Bonds/Loans	\$ 30,052
Capital Projects	\$ 189,000
	Total Allocated
Cash Management Reserve	\$ 1,655,289
	\$ 772,880

\$ 2,428,169

Assumptions:

Levy dollars up to \$2,128,169. Pushed the "reset button" to \$.60 based on property value increase of 8.7% over 2019.

Inflation of 3%; No Fee Increase

\$50k wage increase + 3% COL effective June, 2019

Audit - \$12k

Commons - \$75,000

\$189k Capital Projects per the Strategic Plan

\$100k Recreation Programming

Debt - Lodging bond and VES Restroom paid off 6/2018; no TAN

SUMMARY BUDGET 2021 - 60 Cent Levy

	2021
Total Levy Revenue	\$ 2,154,451
Prior Year Cash Carryover	\$ 772,880
Total Gross Cash	\$ 2,927,331
Admin	\$ 385,977
Maintenance	\$ 604,148
Commons	\$ 87,555
Programs	\$ 244,092
Pool - Summer	\$ 126,741
Pool - Winter	\$ 44,960
Point Robinson	\$ 17,133
Fern Cove	\$ 18,066
Other/REA Fund	\$ 8,800
Bonds/Loans	\$ 9,272
Capital Projects	\$ 321,000
	Total Allocated
	\$ 1,867,744
Cash Management Reserve	\$ 1,059,587

\$ 2,927,331

Assumptions:

Levy dollars up 1% + \$5k construction.

Inflation 3%; no fee increase

COL 3% June

Purchase trucks for \$1.

2 Board Positions - \$20k

Commons - \$75,000

Debt - Tractor Loan is paid

\$321k Capital Projects per the Strategic Plan

SUMMARY BUDGET 2022 - 60 Cent Levy

	2022
Total Levy Revenue	\$ 2,180,996
Prior Year Cash Carryover	\$ 1,059,587
Total Gross Cash	\$ 3,240,583
Admin	\$ 390,783
Maintenance	\$ 623,245
Commons	\$ 87,669
Programs	\$ 247,924
Pool - Summer	\$ 126,197
Pool - Winter	\$ 45,102
Point Robinson	\$ 17,840
Fern Cove	\$ 18,344
Other/RFA Fund	\$ 8,800
Bonds/Loans	
Capital Projects	\$ 150,000
	Total Allocated
	\$ 1,715,904
Cash Management Reserve	\$ 1,524,679

\$ 3,240,583

Assumptions:

Levy dollars up 1% + \$5k construction

3% Inflation; 5% fee increase

3% COL Wage Increases

Admin - audit \$13k

Commons - \$75,000

\$150k Capital Projects per the Strategic Plan

\$100k Rec Programming

Debt - Tractor Lease is paid; we are debt-free!!!

SUMMARY BUDGET 2023 - 60 Cent Levy

	2023
Total Levy Revenue	\$ 2,207,806
Prior Year Cash Carryover	\$ 1,524,679
Total Gross Cash	\$ 3,732,485
Admin	\$ 444,020
Maintenance	\$ 641,076
Commons	\$ 89,024
Programs	\$ 248,036
Pool - Summer	\$ 131,952
Pool - Winter	\$ 48,355
Point Robinson	\$ 22,192
Fern Cove	\$ 20,327
Other/REA Fund	\$ 8,800
Bonds/Loans	
Capital Projects	\$ 490,000
	\$ 2,143,782
	\$ 1,588,703
Cash Management Reserve	
	\$ 3,732,485

Assumptions:

- Levy dollars up 1% + \$5k construction
- 3% Inflation; no fee increase
- 3% COL Wage Increases
- 3 Board Positions - Levy - \$50k
- Commons - \$75,000
- \$490k Capital Projects per the Strategic Plan
- \$100k Rec Programming
- Debt - Tractor Lease is paid; we are debt-free!!!

2023 Cash Flow projected												
60 Cent Levy - \$490K Capital												
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Beginning Cash	1,524,679	1,452,320	1,403,551	1,385,637	1,982,810	1,973,039	1,995,086	1,719,685	1,663,068	1,580,367	1,734,177	1,771,010
Add: Levy receipts	50,000	69,000	105,000	760,722	110,000	63,000	46,000	65,000	65,000	690,084	155,000	29,000
Add: Revenue from ops	70	97	147	1,581	154	88	64	91	91	1,482	217	41
Admin												
Parts & Facilities Maintenance	1,000	2,200	2,600	2,950	2,800	3,250	3,100	4,000	2,700	2,400	2,400	2,100
Commons	1,500	1,950	2,500	2,528	2,328	2,237	314	863	3,336	3,240	7,377	2,277
Programs, Classes & Camps	-	-	-	-	-	-	-	-	-	-	-	-
Pool	-	-	-	-	10,450	9,800	13,810	14,360	9,588	5,488	5,071	4,646
Point Robinson	8,135	7,535	12,735	10,235	13,235	13,735	13,735	13,735	10,235	5,488	5,071	4,646
Fert Cove	2,000	3,400	3,075	4,000	4,000	8,200	3,200	4,800	3,400	5,000	1,280	1,300
Pool - Off Season	9,067	9,067	9,067	9,067	-	-	-	-	-	9,067	9,067	9,067
Donations/Proceeds for RFAs	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue from Ops	21,772	24,249	30,124	30,381	32,967	36,810	34,223	37,849	29,350	26,677	25,332	19,431
Grand Total Levy and Ops	71,772	83,299	113,124	78,003	142,867	99,210	80,223	112,249	84,590	715,781	169,332	48,431
Less Operations:												
Admin	27,233	25,865	33,865	64,501	26,465	25,990	27,365	25,865	58,222	31,044	25,865	75,865
Parts & Facilities Maintenance	53,480	52,745	55,665	59,682	60,654	53,607	54,878	52,675	57,141	63,750	54,226	53,865
Commons	3,706	3,706	3,706	3,706	3,706	41,286	3,706	3,706	3,706	3,706	3,706	41,206
Programs, Classes & Camps	20,669	20,669	20,669	20,669	20,670	20,670	20,670	20,670	20,669	20,669	20,669	20,669
Pool - Summer	6,533	6,533	6,533	6,533	23,683	18,769	42,555	39,040	20,383	6,533	6,533	8,533
Point Robinson	11,366	11,366	11,366	12,551	11,841	12,091	11,491	12,091	11,491	11,526	11,366	11,366
Fert Cove	5,159	5,159	5,259	5,594	5,519	5,429	5,159	5,419	5,439	5,349	5,159	5,259
Pool - Off Season	15,975	15,975	15,975	15,975	-	-	-	-	-	15,975	15,975	15,975
RFAs/Other	-	-	-	4,400	-	-	-	-	-	-	4,400	-
Total Ops	144,131	142,818	153,238	181,311	182,238	177,162	166,534	169,485	177,051	162,952	149,289	239,733
Net Operations	50,000	69,000	105,000	760,722	110,000	63,000	46,000	65,000	65,000	690,084	155,000	29,000
Levy	27,233	25,865	33,865	64,501	26,465	25,990	27,365	25,865	58,222	31,044	25,865	75,865
Admin	(27,163)	(25,769)	(33,718)	(62,820)	(26,311)	(25,902)	(27,300)	(25,774)	(58,131)	(29,582)	(25,649)	(75,824)
Parts & Facilities Maintenance	(52,490)	(50,545)	(53,065)	(56,732)	(58,054)	(50,537)	(51,778)	(48,675)	(54,441)	(61,350)	(51,826)	(51,765)
Commons	(2,206)	(1,756)	(1,756)	(1,718)	(1,378)	(38,970)	(3,392)	(2,843)	(3,706)	(4,661)	3,671	(38,929)
Programs, Classes & Camps	(20,669)	(20,669)	(20,669)	(20,669)	(20,670)	(20,670)	(20,670)	(20,670)	(20,669)	(20,669)	(20,669)	(20,669)
Pool - Summer	(6,533)	(6,533)	(6,533)	(6,533)	(13,233)	(8,969)	(28,545)	(24,680)	(10,795)	(6,533)	(6,533)	(6,533)
Point Robinson	(6,908)	(6,908)	(6,908)	(6,908)	-	-	-	-	-	(6,908)	(6,908)	(6,908)
Fert Cove	(3,231)	(3,831)	1,369	(2,616)	1,394	1,144	2,244	1,644	(1,256)	(6,038)	(6,295)	(6,720)
Pool - Off Season	(3,159)	(1,759)	(2,184)	(1,594)	(1,519)	2,771	(1,959)	(619)	(2,039)	(349)	(3,959)	(3,959)
RFAs/Other	-	-	-	(4,400)	-	-	-	-	-	(4,400)	-	-
Net P & L from levy and ops	(7,163)	(8,819)	(17,819)	(87,572)	(6,771)	(7,259)	(8,203)	(6,517)	(8,203)	(8,203)	(8,203)	(8,203)
Capital Projects							90,000					
Tractor Lease (thru 2020)												
TAN/LDC proceeds												
TAN/LDC Payoff												
TAN Interest/Fees												
Additional payables (paid)/deferred												
Leasing/Partner/Misc												
Ending cash balance	1,452,320	1,403,551	1,385,637	1,982,810	1,973,039	1,995,086	1,719,685	1,663,068	1,580,367	1,734,177	1,771,010	1,588,703

Assumptions:
 Levy dollars up 1% + \$5k construction
 3% inflation; no fee increase
 3% COL Wage Increases
 3 Board Positions - Levy
 Commons - \$75,000
 \$490K Capital Projects per the Strategic Plan
 \$100k Rec Programming
 Debt - Tractor Lease is paid; we are debt-free!!!

2023	
Budget	Difference
490,000	-
2,207,806	(444,020)
(641,076)	0
(89,024)	0
(248,036)	(0)
(131,952)	0
(48,355)	0
(22,192)	0
(20,327)	0
(8,800)	0
490,000	-
Cash Reserve	-
1,588,703	-

SUMMARY BUDGET 2024 - 60 Cent Levy

	2024
Total Levy Revenue	\$ 2,770,340
Prior Year Cash Carryover	\$ 1,588,703
Total Gross Cash	\$ 4,359,043
Admin	\$ 409,229
Maintenance	\$ 659,450
Commons	\$ 90,358
Programs	\$ 251,886
Pool - Summer	\$ 137,707
Pool - Winter	\$ 51,779
Point Robinson	\$ 26,547
Fern Cove	\$ 22,367
Other/REA Fund	\$ 8,800
Bonds/Loans	
Capital Projects	\$ 202,000
	Total Allocated
	\$ 1,860,123
Cash Management Reserve	\$ 2,498,920

\$ 4,359,043

Assumptions:

- Push the "reset button" for a property value increase of 41.5% over 2019 per KC Assessed Value Forecast
- 3% Inflation; no fee increase
- 3% COL Wage Increases
- Audit - \$13k
- Commons - \$75,000
- \$202k Capital Projects per the Strategic Plan
- \$100k Rec Programming
- Debt - Tractor Lease is paid; we are debt-free!!!

2024 Cash flow projected													
50 Carl Levy - \$202k Capital													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year
Beginning Cash	1,588,703	1,522,752	1,480,312	1,475,635	2,278,048	2,284,344	2,020,722	1,942,478	1,891,590	1,814,197	2,575,347	2,637,974	2,637,974
Add: Levy receipts	60,000	79,000	115,000	971,989	140,000	73,000	56,000	75,000	75,000	901,351	185,000	39,000	2,770,340
Add: Revenue from ops	84	111	161	1,581	196	102	78	105	105	1,482	259	55	4,319
Admin													
Partis & Facilities Maintenance	1,000	2,200	2,600	2,950	2,800	3,250	3,100	4,000	2,700	2,400	2,400	2,100	31,500
Commons	1,500	1,950	2,500	2,528	2,328	2,237	314	863	3,396	3,240	7,377	2,277	30,450
Programs, Classes & Camps	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool	-	-	-	-	10,450	9,800	13,810	14,360	9,588	-	-	-	-
Point Robinson	8,135	7,535	12,735	10,235	13,235	13,235	13,735	13,735	10,235	5,488	5,071	4,646	118,020
Fern Cove	2,000	3,400	3,075	4,000	4,000	8,200	3,200	4,800	3,400	5,000	1,200	1,300	43,575
Pool - Off Season	9,067	9,067	9,067	9,067	-	-	-	-	-	9,067	9,067	9,067	63,469
Donations/Proceeds for RFAs	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue from Ops	21,786	24,283	30,138	30,361	33,009	36,824	34,237	37,663	29,364	26,677	25,374	19,445	349,340
Grand Total Levy and Ops	81,786	103,036	145,138	1,002,300	173,009	109,824	90,237	112,663	104,364	926,928	210,216	69,445	3,119,680
Less Operations:													
Admin	27,786	28,586	26,586	67,427	27,236	26,716	26,586	26,586	59,943	31,920	26,586	39,586	413,548
Partis & Facilities Maintenance	54,801	54,145	58,075	61,076	62,363	55,001	56,272	54,069	58,535	65,147	56,112	55,259	690,950
Commons	3,817	3,817	3,817	3,817	3,817	41,317	3,817	3,817	3,817	3,817	3,817	41,317	120,807
Programs, Classes & Camps	20,990	20,990	20,990	20,990	20,991	20,991	20,991	20,991	20,990	20,990	20,990	20,990	251,886
Pool - Summer	6,731	6,731	6,731	6,731	24,398	19,341	43,638	40,219	21,003	6,731	6,731	6,731	195,715
Point Robinson	11,718	11,718	11,718	13,253	12,208	12,468	11,848	12,468	11,848	11,883	11,718	11,718	144,567
Fern Cove	5,330	5,252	5,433	5,779	5,700	5,611	5,330	5,620	5,620	5,526	5,330	5,433	65,942
Pool - Off Season	16,464	16,464	16,464	4,400	-	-	-	-	-	16,464	16,464	16,464	115,248
RFAs/Other	-	-	-	-	-	-	-	-	-	-	-	-	8,800
Total Ops	146,737	146,709	149,874	199,897	156,713	181,248	186,802	186,751	161,736	166,878	147,748	187,408	2,007,463
Net Operations:													
Levy	60,000	79,000	115,000	971,989	140,000	73,000	56,000	75,000	75,000	901,351	185,000	39,000	2,770,340
Admin	(27,702)	(26,476)	(26,425)	(65,846)	(27,040)	(26,614)	(26,508)	(26,481)	(30,439)	(26,327)	(26,327)	(39,532)	(409,229)
Partis & Facilities Maintenance	(53,901)	(51,945)	(55,475)	(58,126)	(55,563)	(51,751)	(53,172)	(50,069)	(55,835)	(62,747)	(53,712)	(53,159)	(659,450)
Commons	(2,317)	(1,867)	(1,317)	(1,289)	(1,489)	(39,081)	(3,503)	(2,954)	(481)	(3,77)	(3,86)	(39,040)	(90,358)
Programs, Classes & Camps	(20,990)	(20,990)	(20,990)	(20,990)	(20,991)	(20,991)	(20,991)	(20,990)	(20,990)	(20,990)	(20,990)	(20,990)	(251,886)
Pool - Summer	(6,731)	(6,731)	(6,731)	(6,731)	(13,948)	(9,541)	(29,828)	(25,659)	(11,415)	(6,731)	(6,731)	(6,731)	(137,707)
Pool - Winter	(7,397)	(7,397)	(7,397)	(7,397)	-	-	-	-	-	(7,397)	(7,397)	(7,397)	(51,779)
Point Robinson	(3,583)	(4,183)	(1,017)	(3,018)	1,027	767	1,887	1,267	(1,613)	(6,395)	(6,647)	(7,072)	(26,547)
Fern Cove	(3,330)	(1,852)	(2,358)	(1,779)	(1,700)	2,589	(2,130)	(800)	(2,220)	(526)	(4,130)	(4,130)	(22,367)
RFAs/Other	(8,531)	(6,449)	(4,578)	(8,413)	(6,406)	(11,623)	(18,243)	(10,209)	(7,393)	(9,159)	(6,706)	(13,953)	(8,800)
Net P & L from Levy and ops	202,000	202,000	202,000	202,000	202,000	202,000	202,000	202,000	202,000	202,000	202,000	202,000	202,000
Capital Projects													
Truck Lease (thru 2020)													
Tractor Lease (thru 2021)													
TAN/LDC proceeds													
TAN/LDC Payoff													
TAN Interest/Fees													
Additional payables (paid)/deferred													
League/Partner/Misc													
Ending cash balance	1,522,752	1,480,312	1,475,635	2,278,048	2,294,344	2,020,722	1,942,478	1,891,590	1,814,197	2,575,347	2,637,974	2,637,974	2,498,920

Assumptions:
 Push the "reset button" for a property value increase of 41.5% over 2019 per KC Assessed Value Forecast
 3% inflation; no fee increase
 3% COL Wage increases
 Audit - \$13k
 Commons - \$75,000
 \$202k Capital Projects per the Strategic Plan
 \$100k Rec Programming

2024	Budget	Difference
2,770,340	2,770,340	(0)
(409,229)	(409,229)	(0)
(659,450)	(659,450)	(0)
(90,358)	(90,358)	0
(251,886)	(251,886)	0
(137,707)	(137,707)	(0)
(51,779)	(51,779)	0
(26,547)	(26,547)	(0)
(22,367)	(22,367)	0
(8,800)	(8,800)	0
202,000	202,000	-
2,498,920	2,498,920	-