

## Woodburn Estates & Golf 2023 Operations Budget

### Ordinary Income/Expense

#### Income

4-1000 · Homeowners Annual Assessments		<i>\$825 X 1208 = \$996,600</i>
4-1010 · Homeowners Annual Assesment	\$ 1,386,600.00	<i>\$1300 x 300 = \$390,000</i>
Total 4-1000 · Homeowners Annual Assessments	<u>\$ 1,386,600.00</u>	
4-1200 · Associates Membership Dues		
4-1250 · Associates Golf Only	\$ 58,117.50	
4-1255 · Associates Golf Only #2	\$ 866.25	
4-1260 · Associate Full Social for 2	\$ 7,612.50	
4-1260A · Associate Full Social w/Golf	\$ 1,627.50	
4-1265 · Associate Twilight/Wknd/Holiday	\$ 1,732.50	
4-1270 · Associate Membership-Pool-Fit	\$ 3,150.00	
4-1275 · Associate Social-NO Pool/Fitness	\$ 525.00	
Total 4-1200 · Associates Membership Dues	<u>\$ 73,631.25</u>	
4-2000 · Storage Fees		
4-2050 · Golf Car Storage	\$ 11,340.00	
4-2060 · RV Space - Small	\$ 22,233.75	
4-2070 · RV Space - Medium	\$ 51,975.00	
4-2080 · RV Space - Large	\$ 42,840.00	
4-2085 · RV Cleaning Fee	\$ 1,430.00	
Total 4-2000 · Storage Fees	<u>\$ 129,818.75</u>	
4-3000 · Rental Income		
4-3020 · Rent-Restaurant	\$ 6,000.00	
4-3040 · Rent - Restaurant Recoup	\$ 12,000.00	
Total 4-3000 · Rental Income	<u>\$ 18,000.00</u>	
4-4100 · ProShop Income		
4-4110 · Golf Car Rental Income	\$ 3,000.00	
4-4120 · ProShop Merchandise Income		
4-4121 · Golf Balls	\$ 4,000.00	
4-4122 · Golf Clubs/Golf Bags	\$ 9,000.00	
4-4123 · Clothes	\$ 7,500.00	
4-4124 · Shoes	\$ 7,500.00	
4-4125 · General Merchandise	\$ 6,000.00	
4-4126 · Drinks	\$ 3,000.00	
4-4127 · Snacks	\$ 3,000.00	
4-4128 · Beer	\$ 12,000.00	
Total 4-4120 · ProShop Merchandise Income	<u>\$ 52,000.00</u>	
4-4130 · ProShop Gift Card Sale		
4-4150 · Golf Green Fees		
4-4152 · Green Fees - Guest	\$ 15,625.00	
4-4153 · Greens Fees - Oregon Trail	\$ 1,500.00	
Total 4-4150 · Golf Green Fees	\$ 17,125.00	
4-4180 · Sales Discounts	\$ (7,500.00)	
Total 4-4100 · ProShop Income	<u>\$ 64,625.00</u>	
4-5000 · Publications Income		
4-5010 · News & Views	\$ 25,200.00	
4-5020 · Directory	\$ 4,000.00	
Total 4-5000 · Publications Income	<u>\$ 29,200.00</u>	
4-7000 · Interest Charges/Fines/Fees		
4-7010 · Past Due Balance Interest Fees	\$ 2,000.00	
4-7040 · Late Fee	\$ 3,000.00	
4-7045 · Lien Fee	\$ 1,350.00	
4-7050 · Fines	\$ 1,000.00	
4-7055 · Returned Check Charges	\$ 150.00	

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Total 4-7000 · Interest Charges/Fines/Fees	\$	7,500.00
4-8000 · Other Misc. Income		
4-8045 · Credit Card Surcharge	\$	2,500.00
4-8055 · Access Card/ Key Fobs	\$	300.00
Total 4-8000 · Other Misc. Income	\$	2,800.00

<b>Total Income</b>	<b>\$</b>	<b>1,712,175.00</b>
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Cost of Goods Sold

50000 · Cost of Goods Sold		
5-5010 · ProShop Inventory Expense	\$	20,000.00
5-5020 · Beer Expense	\$	4,500.00
5-5030 · Drink Expense	\$	650.00
5-5040 · Snack Expense	\$	1,000.00
5-5050 · Purchase Discounts	\$	(350.00)
Total 50000 · Cost of Goods Sold	\$	25,800.00

Total COGS	\$	25,800.00
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<b>Gross Profit</b>	<b>\$</b>	<b>1,686,375.00</b>
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Expense

5-1000 · Payroll Expenses		
5-1010 · Salaries & Wages	\$	806,521.00
5-1020 · Overtime Wages	\$	10,000.00
5-1025 · Payroll Taxes & W/C	\$	86,297.75
5-1045 · SAIF Workers Comp	\$	17,500.00
Total 5-1000 · Payroll Expenses	\$	920,318.75

5-2000 · Employee Benefits		
5-2020 · Medical/Dental Insurance	\$	54,600.00
5-2025 · Vision Insurance	\$	710.00
5-2030 · Life Ins	\$	2,600.00
5-2035 · Retirement Plan	\$	7,000.00
5-2040 · Disability Insurance	\$	6,000.00
Total 5-2000 · Employee Benefits	\$	70,910.00

6-0000 · ProShop		
6-0010 · Office Supplies	\$	500.00
6-0020 · Golf Cart Expense	\$	4,000.00
Total 6-0000 · ProShop	\$	4,500.00

6-1000 · Groundskeeping		
6-1010 · General Supplies	\$	1,000.00
6-1020 · Fuel/Oil	\$	20,000.00
6-1030 · Fertilizer/Sprays	\$	24,000.00
6-1035 · Maintenance Agreement	\$	2,000.00
6-1040 · Sand	\$	15,750.00
6-1050 · Gravel	\$	1,500.00
6-1055 · Maintenance - Grounds	\$	5,000.00
6-1068 · Equipment/Repairs	\$	18,000.00
6-1080 · Trees	\$	10,000.00
Total 6-1000 · Groundskeeping	\$	97,250.00

6-2000 · Maintenance		
6-2010 · General Supplies	\$	30,000.00
6-2015 · Equipment Repairs	\$	15,000.00
6-2020 · Swimming Pool Maint./Repair	\$	7,500.00
6-2025 · Equipment Rental	\$	2,000.00
6-2035 · Maintenance Agreement	\$	8,100.00
6-2045 · Office Remodel/Repairs	\$	4,000.00
6-2050 · Safety or Medical Supplies	\$	7,000.00
6-2055 · Restaurant Maint/Repair	\$	7,500.00

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6-2060 · Small Tools	\$	5,000.00
6-2065 · Janitorial Supplies	\$	9,476.25
6-2075 · Maintenance Expense	\$	5,000.00
Total 6-2000 · Maintenance	\$	<u>100,576.25</u>
6-3000 · Utilities		
6-3010 · Telephone	\$	17,371.24
6-3020 · Natural Gas	\$	27,785.39
6-3030 · Electricity	\$	44,445.11
6-3040 · Water/Sewer	\$	19,750.75
6-3050 · Garbage Disposal	\$	10,876.70
6-3060 · Cable	\$	2,662.76
6-3070 · Security	\$	23,189.04
Total 6-3000 · Utilities	\$	<u>146,081.00</u>
6-4000 · Taxes		
6-4020 · Real Property Tax	\$	88,000.00
6-4030 · Income Tax Expense	\$	5,000.00
Total 6-4000 · Taxes	\$	<u>93,000.00</u>
6-5000 · Professional Services		
6-5010 · Liability Insurance	\$	56,000.00
6-5020 · Legal Services	\$	24,000.00
6-5030 · Accounting Services	\$	22,000.00
6-5035 · Offsite Services	\$	16,000.00
6-5040 · Professional Services	\$	1,000.00
6-5045 · Marion County Recorder	\$	1,000.00
Total 6-5000 · Professional Services	\$	<u>120,000.00</u>
6-6000 · Office Expense		
6-6001 · Small Equipment Lease	\$	9,671.76
6-6010 · Computer Maint./Support	\$	25,363.80
6-6015 · Software/Upgrades	\$	592.07
6-6020 · Office Supplies/Misc Supplies	\$	6,794.11
6-6030 · Postage/Freight	\$	6,940.36
6-6090 · Bank Service Charges	\$	1,678.68
6-6095 · Merchant Account Fees	\$	7,519.77
Total 6-6000 · Office Expense	\$	<u>58,560.56</u>
6-7000 · Other Business Expense		
6-7017 · Education/Classes/Conf	\$	1,500.00
6-7020 · License Fees	\$	1,500.00
6-7030 · Dues & Subscriptions	\$	4,500.00
6-7050 · Bad Debt Expense	\$	1,400.00
Total 6-7000 · Other Business Expense	\$	<u>8,900.00</u>
6-9000 · Communication Expenses		
6-9010 · Publishing N & V's Expense	\$	28,800.00
6-9030 · Printing/Copying Expenses	\$	2,000.00
6-9040 · Marketing	\$	4,851.00
Total 6-9000 · Communication Expenses	\$	<u>35,651.00</u>
<b>Total Expense</b>	<b>\$</b>	<b><u>1,655,747.56</u></b>
<b>Net Ordinary Income</b>	<b>\$</b>	<b><u>30,627.44</u></b>