

BREEZY PINES RV ESTATES : Approved 2023 BUDGET Prepared by Maureen Lilla, Treasurer with Margo Zdravkovic, President, and Nicole Price, Book keeper

2023 Budgeted Income
Monthly Assessment Income
Common Upgrade & SBA Repay (35 Lots)
Electric Upgrade & SBA Repay (62 Lots)
General Monthly Reserves (98 Lots)
Total Monthly Assessments
Income - Operating
Operational Dues Assessments
Capital Contribution from Lot Purchases
Bank Interest
Late-Fee Income
Laundry Room Income less reserves
Lot 14 Rental Income
Mailbox Income
Misc Income
Total Income - Operating
Reimbursed Expenses
Electric - lot 14
Water - lot 14
Mailboxes
Total 2023 Budgeted Income

Income	Subtotals	TOTALS
\$ 5,678		
\$ 27,930		
\$ 21,403		
	\$ 55,011	
\$ 172,947		
\$ 2,454		
\$ 4		
\$ 900		
\$ 12,000		
\$ 11,882		
\$ 150		
\$ 75		
	\$ 200,412	
\$ 2,475		
\$ 825		
\$ 150		
	\$ 3,450.00	
		\$ 258,873

Notes
35 lots x \$13.52/mo x 12 (Dues total \$180.52)
62 lots x \$37.54/mo x 12 (Dues total \$204.54)
98 x \$18.20/mo x 12=\$21,403 (Lot 14 from rental income)
97 x \$148.58/mo x 12
(1100 x 11) = 12,100 - (18.20 x 12) =218.40 = 11882
Est 11 mo rented
Est 11 mo rented

2023 Budgeted Expenses
Expenses - Pass-Through
Transfers to Reserves (for 98 lots)
Transfer to SBA Loan Payback Acct
Total Expenses - Pass-Through
Expenses - Operating
Banking Fees and Finance Charges
Insurance
Flood
Windstorm
Directors and Officers Liability
Property Liability
Crime
Total Insurance
Maintenance and Improvements
Contract and Other Non-Employee Labor
Electric Repairs
Janitorial Supplies
Maintenance Materials

	Subtotals	TOTALS
\$ 21,403		
\$ 33,608		
		\$ 55,011.00
\$ 125	\$ 125	
\$ 11,431		
\$ 12,831		
\$ 22,000		
\$ 13,800		
\$ 796		
	\$ 60,858	
\$ 6,500		
\$ 1,000		
\$ 1,800		
\$ 3,000		

[illegible]

Landscaping Projects
Laundry Room - Repairs
Pest Control
Rec Hall/Kitchen supplies, replacements, improvements
Tools, Equipment, Repairs
Total Maintenance and Improvements
Office Expenses
Office Cable
Office Equipment
Office Internet
Office Software Subscr. (Zoom, Pcloud, Quicken)
Office Supplies and printing
Office Landline Phone
Postage and Delivery
Total Office Expenses
Payroll Expenses
Employee Gross Wages
Paychex Processing Fee
Federal Income Tax - Employer (in Paychecks Item)
Federal Unemployment - \$42
Florida Unemployment - \$14
Medicare - 1.45%
Social Security - 6.2%
Workers Compensation
Total Payroll Expenses
Pool Expenses
Pool Electric
Pool Permit
Pool Maintenance and Repair
Pool Chemicals and Supplies
Total Pool Expenses
Professional Fees
Accountant - Income Tax Returns
Bookkeeper
Legal Fees: Collections
Legal Fees: Consultation
Legal Fees: Condo Docs Updating
License and Permits: Health
Cam License (\$250/2 years)
State Div Annual Condo Fee
Total Professional Fees
Property Tax - Lot 14
Utilities
Electric, Common (Clubhse and Front) and Lot 14
Gas
Trash
Cable
Water and Sewer incl Lot 14

\$	1,500		
\$	1,200		
\$	1,200		
\$	900		
\$	1,000		
		\$	18,100
\$	1,150		
\$	950		
\$	1,200		
\$	370		
\$	1,875		
\$	600		
\$	500		
		\$	6,645
\$	18,720		
\$	2,700		
\$	-		
\$	42		
\$	7		
\$	271		
\$	1,161		
\$	236		
		\$	23,137
\$	7,500		
\$	240		
\$	1,000		
\$	3,500		
		\$	12,240
\$	2,100		
\$	7,700		
\$	1,000		
\$	11,000		
\$	2,000		
\$	739		
\$	125		
\$	70		
		\$	24,734
\$	1,350	\$	1,350
\$	15,000		
\$	3,800		
\$	820		
\$	28,800		
\$	6,500		

[illegible]

TOTAL 2023 Budgeted Income
TOTAL 2023 Budgeted Expenses

		\$	258,873
		\$	(258,873)
		\$	-
