

## Operating Budget 2022-2023

Description	Total	Division
<b>Revenues</b>		
Golf Fees	\$ 1,199,978	Golf
Carts	\$ 382,576	Golf
F&B	\$ 661,620	F&B
Pro Shop	\$ 212,800	Golf
Admin	\$ 2,872,434	HOA
<b>Total Revenues</b>	<b>\$ 5,329,408</b>	
<b>Cost of Sales</b>		
Merchandise COGS	\$ 122,850	Golf
Food and Beverage	\$ 195,922	F&B
<b>Total Cost of Sales</b>	<b>\$ 318,772</b>	
<b>Payroll</b>		
Golf Fees	\$ 563,973	Golf
Carts	\$ 77,021	Golf
Clubhouse	\$ 171,273	HOA
F&B	\$ 387,291	F&B
Pro Shop	\$ 205,959	Golf
Admin	\$ 600,448	HOA
<b>Total Gross Payroll</b>	<b>\$ 2,005,965</b>	
<b>Payroll Taxes and Benefits</b>	<b>\$ 442,763</b>	
C&G	\$ 124,482	Golf
Carts	\$ 17,000	Golf
Clubhouse	\$ 37,804	HOA
F&B	\$ 85,484	F&B
Pro Shop	\$ 45,460	Golf
Admin	\$ 132,533	HOA
<b>Total Payroll Expense</b>	<b>\$ 2,448,728</b>	
<b>Other Expenses</b>		
Golf Fees	\$ 315,015	Golf
Carts	\$ 4,250	Golf
Clubhouse	\$ 157,365	HOA
Security	\$ 120,000	HOA
F&B	\$ 113,775	F&B
Management Fees	\$ 212,317	Golf
Pro Shop	\$ 94,051	Golf
Admin	\$ 839,134	HOA
<b>Total Other Expenses</b>	<b>\$ 1,855,907</b>	
<b>Total Expenses</b>	<b>\$ 4,623,407</b>	
<b>NET OPERATING BUDGET BEFORE DEP AND RESERVE</b>	<b>\$ 706,001</b>	
Depreciation & Amortization	\$ 180,000	
Transfer to Reserves	\$ 618,000	
<b>TOTAL</b>	<b>\$ (91,999)</b>	

## Operating Budget by Division 2022-2023

BY DIVISION (not reallocated)	HOA	Golf	F&B	Reserve/Dep	TOTAL
REVENUES	\$ 2,444,434 50%	\$ 1,795,354 37%	\$ 661,620 13%		\$ 4,901,408
Cost of Sales	\$ -	\$ 122,850	\$ 195,922		\$ 318,772
Total Gross Payroll	\$ 771,721	\$ 846,953	\$ 387,291		\$ 2,005,965
Payroll Taxes and Benefits	\$ 170,337	\$ 186,942	\$ 85,484		\$ 442,763
Other Expenses	\$ 1,116,499	\$ 413,316	\$ 113,775		\$ 1,643,590
Management Fees	\$ 212,317	\$ -	\$ -		\$ 212,317
TOTAL EXPENSES	\$ 2,270,874	\$ 1,570,061	\$ 782,472		\$ 4,623,407
Operating Income	\$ 173,560	\$ 225,293	\$ (120,852)		\$ 278,001
Transfer to Reserve				\$ 618,000	
Depreciation				\$ 180,000	
HOA Increase				\$ (428,000)	
TOTAL RESERVE AND DEPRECIATION				\$ 370,000	
Net Income/Loss					\$ (91,999)

# Capital Projects

		<i><b>FY 2022-23</b></i>	
IMPROVE COMMON AREA	\$	50,000	HOA
SIDEWALK MAINTENANCE	\$	80,000	HOA
WEBSITE IMPROVEMENTS	\$	15,000	HOA
HYBRID MEETING TECH	\$	20,000	HOA
ELECTRIC SERVICE UPGRADE AND RELOCATION	\$	20,000	Golf
CART STORAGE CONSTRUCTION	\$	100,000	Golf
MAINTENANCE FACILITY CONSULTING FEES	\$	25,000	Golf
GOLF CARTS	\$	67,555	Golf
SNACK BAR OUTDOOR KITCHEN ADDITION	\$	15,000	F&B
F&B MODIFICAITONS - LOUNGE	\$	25,000	F&B
	<b>TOTAL</b>	<b>\$ 417,555</b>	
 <b>BY DIVISION</b>			
Proposed Capital Spending			FY 2022-23
\$	165,000		HOA
\$	212,555		Golf
\$	40,000		F&B
\$	417,555		

**Reserve Cash Flow by Year**

	SUMMARY 2022-2023	SUMMARY 2023-2024	SUMMARY 2024-2025	SUMMARY 2025-2026	SUMMARY 2025-2026	TOTAL 5 YR	2027 thru 2052	TOTAL
ASPHALT	\$14,160	\$59,909	\$0	\$0	\$0	\$74,069	\$553,436	\$627,505
BRUHN RANCH	\$30,773	\$0	\$26,386	\$0	\$0	\$57,159	\$230,551	\$287,710
CLUBHOUSE	\$108,861	\$178,508	\$267,195	\$221,454	\$108,660	\$884,677	\$4,457,139	\$5,341,816
FENCING	\$0	\$0	\$196,081	\$205,737	\$15,396	\$417,214	\$782,333	\$1,199,547
GOLF	\$824,024	\$396,121	\$598,923	\$468,710	\$333,513	\$2,621,290	\$15,113,792	\$17,735,082
LANDSCAPE	\$26,772	\$0	\$34,882	\$33,765	\$0	\$95,419	\$528,290	\$623,709
LIGHTING	\$0	\$4,193	\$3,770	\$0	\$0	\$7,963	\$259,650	\$267,613
MISC	\$0	\$0	\$8,680	\$0	\$0	\$8,680	\$143,204	\$151,884
POOL	\$9,846	\$16,883	\$26,023	\$26,526	\$0	\$79,278	\$531,640	\$610,918
SPORT COURTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,014,436	\$655,614	\$1,161,939	\$956,192	\$457,568	\$4,245,748	\$22,600,035	\$26,845,784

Reserve Contribution	\$	618,000	\$	636,540	\$	655,636	\$	675,305	\$	695,564
Reserve Interest earned	\$	30,027	\$	27,361	\$	23,830	\$	18,283	\$	16,894
Net Impact on Reserve Increase/(Reduce)	\$	(366,409)	\$	8,287	\$	(482,473)	\$	(262,604)	\$	254,891

**CASH FLOW FORECAST**  
FYE 2022/2023

NOTES				OPERATING ACCOUNTS	RESERVE ACCOUNTS	TOTAL
1	BEGINNING CASH AVAILABLE (July 1,2022)			\$1,700,000	\$2,200,000	\$3,900,000
		HOA	Golf	F&B		
2	Cash from Operations	\$ 601,560	\$ 225,293	\$ (120,852)	\$ 706,001	\$ 706,001
3	Capital Spending	\$ (165,000)	\$ (212,555)	\$ (40,000)	\$ (417,555)	\$ (417,555)
4	Reserve Spending	\$ (238,218)	\$ (726,615)	\$ (49,603)	\$ (1,014,436)	\$ (1,014,436)
5	Reserve Interest	\$ 30,027			\$ 30,027	\$ 30,027
	<b>NET CASH FLOW FOR YEAR</b>	<b>\$ 228,369</b>	<b>\$ (713,877)</b>	<b>\$ (210,455)</b>	<b>\$ 288,446</b>	<b>\$ (984,409)</b>
6	Transfer to Reserves			\$ (618,000)	\$ 618,000	\$ -
	<b>TOTAL SOURCES/(USES) OF CASH</b>			<b>\$ (329,554)</b>	<b>\$ (366,409)</b>	<b>\$ (695,963)</b>
	<b>TOTAL ENDING CASH AVAILABLE (June 30, 2023)</b>			<b>\$1,370,446</b>	<b>\$1,833,591</b>	<b>\$3,204,037</b>

NOTES

- 1 Sources & Uses Lines B49 plus B54 and - Sources & Uses Line A61
- 2 Operating Budget Lines B95 through D95
- 3 Capital Spending Lines A20 through A22
- 4 Reserve Cost by Area by Yr Lines H20 through J20
- 5 Reserve Study
- 6 Sources & Uses Line E115

### Inflation 2004 to 2021 - BHHA Assessments, CPI, Construction Costs.

