

Longshore Lake 2023 Operating Budget - APPROVED 12-13-2022		
	FY 2023	FY 2022
	Budget	Budget
Operating Budget		
Income:		
Operating Assessments	\$ 2,501,720.00	\$ 2,141,744.00
Interest/Finance/Late Pmt Fees	\$ 16,760.00	\$ 15,320.00
Transfer Fees	\$ 8,700.00	\$ 8,250.00
Cash Carry Forward	\$ -	\$ -
Other Income	\$ 42,990.00	\$ 43,500.00
Total Funds Available	\$ 2,570,170.00	\$ 2,208,814.00
Expenditures:		
Administrative Expenses	\$ (1,121,720.98)	\$ (954,274.00)
Maintenance Expenses	\$ (927,123.05)	\$ (831,389.00)
Food & Beverage (net)	\$ (429,464.86)	\$ (336,738.00)
Tennis Dept (net)	\$ (85,988.30)	\$ (82,028.00)
Lot 39 Expense	\$ (5,220.00)	\$ (4,520.00)
Total Net Expenditures	\$ (2,569,517.18)	\$ (2,208,949.00)
Operating Assessment per Qtr.	\$ 1,105.00	\$ 946.00
Def. Maint. & Capital Project Fund		
Beg. Balance	\$ 583,956.00	\$ 679,080.00
DMCP Fund Assessments	\$ 452,800.00	\$ 416,576.00
Resale Capital Contribution Fee	\$ 135,000.00	\$ 140,000.00
Estimated Expenses	\$ (460,828.00)	\$ (705,743.00)
Total DMCP Fund	\$ 710,928.00	\$ 529,913.00
Emergency Fund	\$ (100,000.00)	\$ (100,000.00)
Total DMCP Fund Balance	\$ 610,928.00	\$ 429,913.00
Quarterly Assessments		
For Operating Budget	\$ 1,105.00	\$ 946.00
Net quarterly Assessment	\$ 1,105.00	\$ 946.00
For DMCF Budget	\$ 200.00	\$ 184.00
Net Quarterly Assessment	\$ 200.00	\$ 184.00
Total Quarterly Assessment	\$ 1,305.00	\$ 1,130.00

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General Administrative Department

	FY 2023 Budget	FY 2022 Budget
<u>Administration Payroll:</u>		
Payroll	466,463	421,872
Payroll Tax	39,708	35,747
Employee Meals	3,960	3,780
Group Insurance	70,592	45,248
Workers Comp	5,598	5,062
Bonuses Payable	33,825	30,464
401k Expense	44,531	38,018
Payroll/ HR Service	27,276	25,962
Total Payroll	691,952	606,153
<u>Office Expenses:</u>		
Postage	2,550	1,600
Office Supplies	4,660	6,180
Telephone	13,632	5,400
Computer Support	55,375	35,964
Printing/Publications	6,440	9,980
<u>Utilities:</u>		
Waste Removal	7,716	6,720
Electricity	84,526	77,600
Water/Sewer	10,476	9,600
<u>General Expenses:</u>		
Legal Fees General	15,300	4,800
Legal Fees Delinquent	600	600
Accounting/Audit	16,100	14,600
Marketing Expense	1,355	360
Casualty/Liability Insurance	103,409	92,160
Storage Rental	5,453	4,920
Tax/License	5,809	5,190
Fire/Security	5,276	3,831
A/C -Refrigeration Contract	4,660	4,800
Clubhouse Supplies	9,495	7,620
Repairs & Maintenance	2,500	600
Pest Control	2,580	1,980
Equipment Lease	2,736	2,136
Contract Services	12,891	12,535
Water Softener Lease	1,890	3,000
Education	14,960	13,465
Contingency	3,600	0
Promotion Items	5,640	3,765
Other Expenses	19,340	6,915
Bad Debt Expense	10,800	10,800
Total Other Expenses	\$429,769	\$347,121
Total Admin Expenses	1,121,721	953,274
	Percent Change	17.75%

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Maintenance Department		
	FY 2023 Budget	FY 2022 Budget
<u>Maintenance Payroll:</u>		
Payroll	154,516	150,090
Payroll Tax	12,911	12,530
Employee Meals	2,160	1,260
Group Insurance	28,406	15,672
Workers Comp	1,854	1,801
Total Payroll	199,846	181,353
<u>Other Expenses:</u>		
Valewood Agreement	24,816	17,724
<u>Landscape Expenses:</u>		
Landscaping/Mulch/Sod	27,900	29,200
Maintenance Contract	220,626	220,626
<u>Repairs & Maintenance:</u>		
Irrigation	18,075	12,775
Streets & Sidewalk	6,900	4,936
Street Lights	1,800	1,275
Equipment/Repair	8,598	5,330
Building	34,470	21,270
<u>General Expenses:</u>		
Equipment	2,100	1,200
Lake Management	77,277	63,184
Irrigation Contracts	5,160	5,160
Pool Service	7,150	5,350
Gate House	254,580	224,700
Contract Services	34,625	35,750
Uniforms	2,000	1,200
Truck/Gas/Oil	0	0
Mailbox/Repair	1,200	356
Contingency	0	0
Total Other Expenses	727,277	650,036
Total Maint Expenses	927,123	831,389
	Percent Change	12.38%

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F&B Department

	FY 2023 Budget	FY 2022 Budget
Food - Member Dining	325,000	281,713
Food - Club Events	95,019	89,514
Food - Banquets	106,000	42,000
Liquor	82,772	60,987
Beer	26,301	14,109
Wine	82,772	59,727
Social Memberships	16,200	9,000
Other Income	19,699	16,300
Total Income	753,762	573,350
Cost of Food	223,476	175,814
Cost of Beer	7,941	4,245
Cost of Liquor	20,693	15,247
Cost of Wine	24,832	17,918
Total Cost of Sales	276,941	213,224
Gross Profit	476,821	360,126
Payroll:		
Payroll Kitchen	360,624	292,786
Payroll Dining Room	383,847	303,838
Service Charge	(128,040)	(97,496)
Contract Labor	0	0
Employee Meals	10,736	6,656
Payroll Tax	66,681	53,459
Group Insurance	103,845	54,324
Workers Comp	8,934	7,159
Total Payroll	806,627	620,726
Propane	14,600	10,800
Fuel Surcharge	0	0
Repairs & Maintenance	4,480	3,365
Paper Supplies	4,075	4,575
Credit Card Fees	5,883	5,099
Education Expense	10,180	2,505
Linen/Laundry	9,700	8,820
Flowers/Decoration	6,900	3,650
Event Expense	11,750	11,450
Marketing	600	600
Office Supplies	300	300
Miscellaneous Supplies	6,750	5,050
Equipment Rental	2,316	2,304
China/Glassware	1,800	600
Cooking/Sm. Equip.	2,600	1,400
Cleaning Supplies	4,285	3,960
Uniforms	7,420	5,060
Food Waste	0	1,500
Complimentary	6,020	5,100
Total Other Expenses	99,659	76,138
Total Expenses	906,286	696,864
	(429,465)	(336,738)
Percent Change		27.4%

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Tennis Department

		FY 2023 Budget	FY 2022 Budget
Income:			
	Memberships	56,794	52,140
	Ball Machine	2,400	1,200
	Guest Fees	10,670	10,660
	Merchandise	1,200	1,200
	Other Tennis Income	44,500	33,750
	Total Income	115,564	98,950
Cost of Sales:			
	Balls	804	804
	Merchandise	-	-
	Total Cost of Sales	804	804
	Gross Profit	114,760	98,146
Tennis Payroll:			
	Payroll	133,164	122,839
	Payroll Tax	13,505	12,151
	Employee Meals	1,800	1,575
	Group Insurance	23,609	19,560
	Workers Comp	1,598	1,474
	Total Payroll	173,675	157,599
Other Expenses:			
	Fitness	6,700	3,700
	Repairs & Maint	3,560	2,880
	Education/Dues	1,400	995
	Supplies	6,438	7,250
	Other Expense	8,975	7,750
	Total Other Expenses	27,073	22,575
	Total Expenses	200,748	180,174
Tennis Net Income (Expense)		(85,988)	(82,028)
		Percent Change	5.02%