Operating Budget/P&L	2023 Marina Villas Long Term Capital Income Statement									
Income	2022 Actual	Budget FY 2023	Forecast FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Social & Other Expenses	$ 220.07	$ 750.00	$ 750.00	$ 780.00	$ 803.40	$ 827.50	$ 856.46	$ 886.44	$ 921.90	$ 958.77
Total Gen. and Admin.	*$ 48,840.56*	*$ 54,570.00*	$ 54,570.00	$ 56,752.80	$ 58,455.38	$ 60,209.05	$ 62,316.36	$ 64,497.43	$ 67,077.33	$ 69,760.43
Electricity	$ 212.03	$ 225.00	$ 225.00	$ 234.00	$ 241.02	$ 248.25	$ 256.94	$ 265.93	$ 276.57	$ 287.63
Water	$ 1,418.42	$ 1,500.00	$ 1,500.00	$ 1,560.00	$ 1,606.80	$ 1,655.00	$ 1,712.93	$ 1,772.88	$ 1,843.80	$ 1,917.55
Total Utilities	*$ 1,630.45*	*$ 1,725.00*	$ 1,725.00	$ 1,794.00	$ 1,847.82	$ 1,903.25	$ 1,969.87	$ 2,038.81	$ 2,120.37	$ 2,205.18
Grounds Improvements	$ 8,110.36	$ 7,500.00	$ 7,500.00	$ 7,800.00	$ 8,034.00	$ 8,275.02	$ 8,564.65	$ 8,864.41	$ 9,218.98	$ 9,587.74
Gutter/Glass Cleaning	$ 5,790.00	$ 5,000.00	$ 5,000.00	$ 5,200.00	$ 5,356.00	$ 5,516.68	$ 5,709.76	$ 5,909.61	$ 6,145.99	$ 6,391.83
Repairs	$ 28,342.38	$ 30,000.00	$ 30,000.00	$ 31,200.00	$ 32,136.00	$ 33,100.08	$ 34,258.58	$ 35,457.63	$ 36,875.94	$ 38,350.98
Irrigation Maintenance	$ 1,975.45	$ 1,750.00	$ 1,750.00	$ 1,820.00	$ 1,874.60	$ 1,930.84	$ 1,998.42	$ 2,068.36	$ 2,151.10	$ 2,237.14
Total Maintenance	*$ 44,218.19*	*$ 44,250.00*	$ 44,250.00	$ 46,020.00	$ 47,400.60	$ 48,822.62	$ 50,531.41	$ 52,300.01	$ 54,392.01	$ 56,567.69
Grounds Contract	$ 14,700.00	$ 15,750.00	$ 15,750.00	$ 16,380.00	$ 16,871.40	$ 17,377.54	$ 17,985.76	$ 18,615.26	$ 19,359.87	$ 20,134.26
Trash Removal	$ 7,320.00	$ 7,800.00	$ 7,800.00	$ 8,112.00	$ 8,355.36	$ 8,606.02	$ 8,907.23	$ 9,218.98	$ 9,587.74	$ 9,971.25
Pest Control	$ 3,648.41	$ 2,500.00	$ 2,500.00	$ 2,600.00	$ 2,678.00	$ 2,758.34	$ 2,854.88	$ 2,954.80	$ 3,072.99	$ 3,195.91
Termite Bond	$ 600.00	$ 650.00	$ 650.00	$ 676.00	$ 696.28	$ 717.17	$ 742.27	$ 768.25	$ 798.98	$ 830.94
Total Contracts	*$ 26,268.41*	*$ 26,700.00*	$ 26,700.00	$ 27,768.00	$ 28,601.04	$ 29,459.07	$ 30,490.14	$ 31,557.29	$ 32,819.59	$ 34,132.37
Subtotal Expenses	*$ 120,957.61*	*$ 127,245.00*	*$ 127,245.00*	*$ 132,334.80*	*$ 136,304.84*	*$ 140,393.99*	*$ 145,307.78*	*$ 150,393.55*	*$ 156,409.29*	*$ 162,665.66*
Gross Surplus/(Deficit)	***$ 31,462.39***	***$ 48,555.00***	***$ 48,555.00***	***$ 43,465.20***	***$ 39,495.16***	***$ 45,006.01***	***$ 40,092.22***	***$ 35,006.45***	***$ 28,990.71***	***$ 22,734.34***
Operating Account:										
Beginning Balance	$ 80,116.22	$ 61,578.61	$ 61,578.61	$ 30,133.61	$ 23,598.81	$ 13,093.97	$ 23,099.98	$ 28,192.20	$ 33,198.65	$ 37,189.35
Plus: Surplus/(Deficit)	$ 31,462.39	$ 48,555.00	$ 48,555.00	$ 43,465.20	$ 39,495.16	$ 45,006.01	$ 40,092.22	$ 35,006.45	$ 28,990.71	$ 22,734.34
Transfer (to) Reserve Acct	$ (50,000.00)	$ (80,000.00)	$ (80,000.00)	$ (50,000.00)	$ (50,000.00)	$ (35,000.00)	$ (35,000.00)	$ (30,000.00)	$ (25,000.00)	$ (15,000.00)
Transfer From Reserve Acct	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Balance	***$ 61,578.61***	***$ 30,133.61***	***$ 30,133.61***	***$ 23,598.81***	***$ 13,093.97***	***$ 23,099.98***	***$ 28,192.20***	***$ 33,198.65***	***$ 37,189.35***	***$ 44,923.69***
Capital Improvement Budget/P&L										
Capital Improvement Income:										
Capital Improvement Fees	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00
Capital Improvement Assessment	$ -									
Total Capital Income	$ 31,200.00	*$ 31,200.00*	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00
Capital Improvement Expenses:										
Building Improvements	$ 2,230.80	$ 60,000.00	$ 60,000.00	$ 50,000.00	$ 60,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00
Landscaping Improvements	$ 50,038.22	$ 9,500.00	$ 9,500.00	$ 9,000.00	$ 1,500.00	$ 2,500.00	$ 1,500.00	$ 2,500.00	$ 1,500.00	$ 10,000.00
Infrastructure Improvements	$ -	$ 15,000.00	$ 15,000.00	$ 5,000.00	$ 5,000.00	$ 17,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00
Total Capital Improvements	$ 52,269.02	*$ 84,500.00*	$ 84,500.00	$ 64,000.00	$ 66,500.00	$ 40,000.00	$ 26,500.00	$ 27,500.00	$ 26,500.00	$ 25,000.00
Capital Suplus/Deficit	$ (21,069.02)	*$ (53,300.00)*	$ (53,300.00)	$ (32,800.00)	$ (35,300.00)	$ (8,800.00)	$ 4,700.00	$ 3,700.00	$ 4,700.00	$ 6,200.00
Reserve Accts:										
Beginning Balance	$ 23,700.76	$ 34,359.83	$ 34,359.83	$ 42,787.92	$ 41,716.01	$ 38,144.10	$ 46,072.19	$ 67,500.28	$ 48,148.33	$ 77,848.33
General Reserve Contribution	$ 50,000.00	$ 80,000.00	$ 80,000.00	$ 50,000.00	$ 50,000.00	$ 35,000.00	$ 35,000.00	$ 30,000.00	$ 25,000.00	$ 15,000.00
Capital Income	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00	$ 31,200.00
Capital Project Expense	$ (52,269.02)	$ (84,500.00)	$ (84,500.00)	$ (64,000.00)	$ (66,500.00)	$ (40,000.00)	$ (26,500.00)	$ (27,500.00)	$ (26,500.00)	$ (25,000.00)
Other/Interest/Loan activity	$ (18,271.91)	$ (18,271.91)	$ (18,271.91)	$ (18,271.91)	$ (18,271.91)	$ (18,271.91)	$ (18,271.91)	$ (53,051.95)		$ -
Ending Balance	*$ 34,359.83*	*$ 42,787.92*	*$ 42,787.92*	*$ 41,716.01*	*$ 38,144.10*	*$ 46,072.19*	*$ 67,500.28*	*$ 48,148.33*	*$ 77,848.33*	*$ 99,048.33*
Total Cash Funds	***$ 95,938.44***	***$ 72,921.53***	***$ 72,921.53***	***$ 65,314.82***	***$ 51,238.07***	***$ 69,172.17***	***$ 95,692.48***	***$ 81,346.98***	***$ 115,037.69***	***$ 143,972.02***
Total Net Surplus/Deficit	$ 10,393.37	$ (4,745.00)	$ (4,745.00)	$ 10,665.20	$ 4,195.16	$ 36,206.01	$ 44,792.22	$ 38,706.45	$ 33,690.71	$ 28,934.34