Country Lane Estates
Budget 2024

	Budget for 2024	Forecast for 2023	Budget for 2023	Actuals for 2022 (unaudited)	Budget for 2022	2024 budget per lot per month	Notes
Income							
Condo Fees	814,980	754,288	754,290	708,998	712,170	**470.00**	Now $235 per month for 12 months
To reserve fund	(82,800)	(78,444)	(78,444)	(78,030)	(78,030)	-47.75	Based on Reserve Fund Study
Winter residency	26,120	29,435	25,200	24,355	29,000		
Laundry	12,372	12,472	12,372	13,904	12,105		
Misc Income	4,800	4,565	4,935	5,797	4,935		
Total Gross Income	775,472	722,316	718,353	675,024	680,180		
Operating Expenses							
Bad Debt	1,407	42	0	410	1,230		
Bank chgs, Interest. Credit card service chg	1,950	2,390	1,650	2,150	1,650		
Insurance (Bulidings & vehicle)	34,500	32,869	33,779	29,307	32,997		
Office Expenses	7,330	6,767	6,960	10,581	9,664		
Park Functions	3,340	1,579	4,140	2,695	2,200		
Park Maintenance	48,825	43,392	52,370	66,543	50,536		
Pool Maintenance	11,000	13,302	11,000	35,989	9,000		
Professional Fees (legal & accounting)	16,900	16,549	10,615	4,902	15,290		
Salary & Wages	135,750	136,841	145,950	127,686	134,297		
Communications (internet, Satellite tv)	3,429	3,724	2,458	6,159	8,149		
Utilities - Natural Gas	10,500	10,494	6,451	9,111	8,180		Based on 2023 actuals
Utilities - Electricity	252,884	235,429	199,278	192,938	183,600		New Contract eff Sept 1, 2023
Utilities - Garbage & dump fees	19,500	22,465	18,936	18,653	15,375		
Utilities - Water	45,000	48,563	30,700	29,877	30,900		Based on actual usage (dry summer)
Utilities - Sewage Disposal	165,000	179,985	179,000	170,164	152,705		anticipate 8% reduction due to repairs
Vehicle maintenance & Fuel	4,400	4,061	4,250	5,604	3,550		
Misc. Expenses	3,700	3,689	6,669	13,687	0		
TOTAL OPERATING EXPENSES	765,415	762,140	714,205	726,456	659,323		
Net income/(loss)	10,057	(39,824)	4,148	(51,432)	20,857		