**Southern Bluffs Owners Association**

**Budget, June 2022 - May 2023, Approved 6/18/22**

2022 BALANCE FORWARD (as of May 31, 2022) **$41,809**

**Projected Income** (payable 2023, assuming no dues increase):

75 Houses @ $45/month =

 (assuming everyone pays) $40,500
4 Houses (under construction) + $30/mo. est. finish July $1,320
56 Vacant Lots in Developed Area @ $15/month =

 (assuming everyone pays) $10,080

77 Vacant Lots in Undeveloped Area @ $2.50/month Vacant Tracts= $ 1020
 (realistic based on who pays now)

Clubhouse Rent (projected from previous budget) 1500

Mail Box Reimbursement 200
Construction Impact Fees 1000

 TOTAL INCOME

 (5/12 usable in this budget cycle = **$23,175**, **$55,620**

 Balance 7/12 escrowed for June-Dec. 2023)

 **TOTAL FUNDS AVAILABLE FOR THIS BUDGET CYCLE $64,927**

**Projected Expenses: (based on last year’s budget)**

Animal Control $1000
Bank Service Charges 74
Insurance 3060
Lawn Maintenance 12,000
Website/advertising 132
State License & Permits 100
Clubhouse

 Services (contracted cleaning, repairs, etc.) 600

 Labor 1000

 Supplies 500
 Phone 500

Postage & Mailing 180

Professional Services --

 Accounting 2500

 Legal 3000
Repairs and Maintenance 2000

Snow Removal 2000
Utilities 15,000
Weed Control 2,000
Taxes 100
Street Maintenance 20,000

 **TOTAL PROJECTED EXPENSES** **$65,746**

 FUNDS COLLECTED FOR 2023 TO BE ESCROWED FOR USE **$32,445**

 JUNE TO DECEMBER 2024 during the next budget cycle