OPERATING CASH FLOW

SOUTHPORT- BUDGET PROPOSAL 2024

YEAR	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ESTIMATED	5-YEAR 2022-26 BUDGET	2024 PROPOSAL	
AUDIT	$ 1,650	$ 1,650	$ 1,700	$ 1,700	$ 1,800	$ 1,800	**$ 1,900**	$325 Maintenance	$ 1,900	1.6%
LEGAL	$ 3,945	$ 1,686	$ 781	$ 663	$ 203	$ 68	**$ 275**		$ 150	0.1%
ANNUAL REPORT	$ 25	$ 25	$ -	$ 25	$ 31	$ -	**$ -**			
OFFICE	$ 499	$ 515	$ 394	$ 460	$ 300	$ 358	**$ 239**		$ 300	0.3%
INSURANCE	$ 23,217	$ 22,492	$ 19,274	$ 18,974	$ 23,122	$ 24,732	**$ 26,754**		$ 29,700	25.4%
MGMT FEES	$ 6,300	$ 6,300	$ 6,300	$ 11,700	$ 4,800	$ 4,800	**$ 4,830**		$ 4,800	4.1%
ENGINEERING	$ 6,238	$ 2,426	$ 3,036	$ -		$ 1,400	**$ -**			
WEB SITE/ GRASSHOPPER		$ -	$ 114	$ 114	$ 114	$ 418	**$ 425**		$ 450	0.4%
BAD DEBT (not a cash flow item)	$ 6,360	$ -	$ -			$ -	**$ -**			
			$ 250	$ -		$ -	**$ -**			
IRRIGATION	$ 1,118	$ 3,928	$ 3,323	$ 3,109	$ 2,204	$ 3,932	**$ 2,253**		$ 2,000	1.7%
ELECTRICITY	$ 777	$ 671	$ 679	$ 697	$ 695	$ 764	**$ 1,055**		$ 1,000	0.9%
LANDSCAPE CONTRACT	$ 13,845	$ 15,329	$ 10,734	$ 14,392	$ 18,128	$ 18,053	**$ 22,661**		$ 21,100	18.0%
Bal High Tech final	$ -	$ -	$ 3,850	$ -						
LANDSCAPE IMPROVEMENTS	$ 1,795	$ 3,699	$ 5,158	$ 10,429	$ 3,366	$ 6,075	**$ 3,171**		$ -	
EXTERMINATING	$ 427	$ 1,209	$ 405	$ 7,057	$ 3,671	$ 3,627	**$ 6,986**		$ 6,000	5.1%
GEN REPAIRS	$ 5,782	$ 4,020	$ 7,369	$ 9,187	$ 2,067	$ 5,369	**$ 927**		$ 2,200	1.9%
SNOW REMOVAL	$ 10,031	$ 16,101	$ 4,949	$ 375	$ 10,421	$ 10,696	**$ 1,200**		$ 6,000	5.1%
OTHER	$ 1,630	$ -	$ 126	$ 1,904	$ 2,223	$ 381	**$ 31**			
Assessment- offset snow		$ (6,000)	$ -	$ -						
OPERATING SUB-TOTAL	*$ 83,639*	*$ 74,051*	*$ 68,441*	*$ 80,786*	*$ 72,964*	$ 82,472	$ 72,706		$ 75,600	64.6%
Payment into ESCROW		$ 2,700	$ -	$ -		$ 975				
RESALE PAYMENT	$ 1,000	$ 5,000	$ -	$ -		$ 1,000				
PAYMENT INTO RESERVE	$ 26,547	$ 36,000	$ 36,000	$ 36,000	$ 36,000	$ 42,480	$ 42,480		$ 39,600	33.8%
PAYMENT INTO DEFERRED	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 4,320	$ 4,320		$ 1,800	1.5%
			$ -	$ -						
TOTAL PAYOUT	$ 114,186	$ 120,751	$ 107,441	$ 119,786	$ 111,964	$ 131,247	$ 119,506	$ 117,000	$ 117,000	100.0%
MAINTENANCE INCOME- $9.0	$ 110,952	$ 121,782	$ 107,959	$ 108,110	$ 109,957	$ 116,075	$ 117,450		$ 117,000	$325.00 per/month
RESALE WORKING CAPITAL	$ 1,000	$ 3,000	$ 1,000	$ -	$ 4,000	$ 2,000	$ 2,000			
Unit membership			$ 900	$ -			***(F3) (D4)***			
Replenish operating		$ 6,000	$ 200	$ 12,983						
TOTAL INCOME	$ 111,952	$ 130,782	$ 110,059	$ 121,093	$ 113,957	$ 118,075	$ 119,450	$ 117,000	$ 117,000	
STATEMENT BALANCE OPERATING	$ 22,696	$ 26,750	$ 23,318	$ 23,242	$ 23,513	17073.0	16000			
END RESERVE PLAN					$ 66,309	62817.0	87070			
ENDING BAL RESERVE	$ 21,520	$ 29,920	$ 21,676	$ 47,740	$ 66,309	$ 78,461	$ 103,393			
WORKING CAPITAL TO RESV	$ 1,000	$ 5,000	$ 3,000	$ 6,000	$ -	$ 2,000				
RESV PROJECT SCHEDULED	$ 54,611	$ 32,604	$ 47,279	$ 9,983	$ 17,431	$ 32,328	$ 20,593			
							(SIDEWALK/LIGHTS)			
ENDING BAL DEF (2.5)+ Trfr 5.0	$ 7,535	$ 2,535	$ 3,541	$ 6,545	$ 3,207	$ 7,527	$ 11,926			
DEF PROJECT SCHEDULED	$ -	$ 8,000	$ 7,000	$ -	$ 6,338					
ESCROW ACCOUNT END BAL	$ -	$ 2,700	$ 5,400	$ 8,106	$ 10,810	$ 12,873	$ 14,830			