



2022 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 PLAN	2022 PLAN	ASSESSMENT		
						Per Manor	Per Month	
						2021	2022	Change
REVENUES								
Non-Assessment Revenues								
Merchandise Sales	\$16,489	\$1,840	\$1,245	\$0	\$3,001	\$0.00	\$0.04	(\$0.04)
Fees and Charges to Residents	513,803	602,446	373,419	628,958	788,570	8.29	10.39	(2.10)
Laundry	271,454	253,604	243,779	270,000	270,000	3.56	3.56	0.00
Miscellaneous	383,639	554,172	480,928	540,664	622,955	7.13	8.21	(1.08)
Total Revenue	\$1,185,385	\$1,412,062	\$1,099,371	\$1,439,622	\$1,684,526	\$18.98	\$22.20	(\$3.22)
EXPENSES								
Employee Compensation	\$7,101,334	\$6,772,640	\$6,825,158	\$7,591,769	\$8,095,575	\$100.05	\$106.69	\$6.64
Expenses Related to Compensation	2,950,772	2,525,920	2,827,770	3,064,495	3,299,711	40.39	43.49	3.10
Material and Supplies	847,345	831,110	618,146	837,297	759,099	11.04	10.00	(1.04)
Electricity	151,523	161,483	68,478	120,000	130,789	1.58	1.72	0.14
Sewer	1,723,347	1,743,577	1,746,512	1,840,200	1,898,400	24.25	25.02	0.77
Water	1,898,155	1,790,236	1,940,632	1,937,476	2,127,288	25.53	28.04	2.51
Trash	407,744	422,299	431,734	450,459	524,703	5.94	6.92	0.98
Telephone	669	638	642	706	706	0.01	0.01	0.00
Legal Fees	253,208	238,961	267,853	349,985	246,652	4.61	3.25	(1.36)
Professional Fees	174,191	99,831	77,833	116,320	96,041	1.53	1.27	(0.26)
Equipment Rental	5,878	5,960	6,996	4,533	7,977	0.06	0.11	0.05
Outside Services	1,215,518	1,180,521	1,216,177	1,451,221	1,477,541	19.13	19.47	0.34
Repairs and Maintenance	45,347	35,538	26,861	41,873	37,648	0.55	0.50	(0.05)
Other Operating Income Taxes	128,831	135,553	107,017	166,044	167,044	2.19	2.20	0.01
Income Taxes	(371,167)	(13,931)	(265)	0	0	0.00	0.00	0.00
Property Tax*	10,765,612	11,375,124	11,899,352	0	0	**	**	**
Property Insurance**	634,590	952,802	1,817,403	3,021,594	3,219,547	**	**	**
Insurance	476,748	529,725	698,111	816,149	928,502	10.76	12.24	1.48
Net Allocation to Mutuals	969,562	1,004,578	1,303,774	1,162,789	1,171,082	15.32	15.43	0.11
Uncollectible Accounts	44,785	32,610	1,462	30,000	15,000	0.40	0.20	(0.20)
(Gain)/Loss on Sale	(886)	(57)	(6,325)	0	0	0.00	0.00	0.00
Total Expenses	\$29,423,106	\$29,825,118	\$31,875,321	\$23,002,910	\$24,203,305	\$263.34	\$276.56	\$13.22
(Surplus)/Deficit Recovery	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Total Operating	\$28,237,721	\$28,413,056	\$30,775,950	\$21,563,288	\$22,518,779	\$244.36	\$254.36	\$10.00
FUND CONTRIBUTIONS								
Reserve Fund	\$10,850,268	\$11,229,648	\$11,534,670	\$10,776,240	\$10,776,240	\$142.02	\$142.02	\$0.00
Contingency Fund	1,062,464	1,138,140	758,760	758,760	0	10.00	0.00	(10.00)
Property Tax Fund	0	0	0	12,158,000	12,401,160	**	**	**
Total Fund Contributions	\$11,912,732	\$12,367,788	\$12,293,430	\$23,693,000	\$23,177,400	\$152.02	\$142.02	(\$10.00)
TOTAL MUTUAL	\$40,150,453	\$40,780,844	\$43,069,380	\$45,256,288	\$45,696,179	\$396.38	\$396.38	\$0.00
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13,548,791	\$13,947,912	\$13,779,082	\$14,158,135	14,834,611	\$186.60	\$195.50	\$8.90
GRF Reserve Contributions	1,441,644	1,289,892	1,441,644	1,441,644	1,289,892	19.00	17.00	(2.00)
GRF Contingency Contributions	75,876	151,752	379,380	0	379,380	0.00	5.00	5.00
Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,486	\$60,856,067	\$62,200,062	\$601.98	\$613.88	\$11.90

*Item was moved to "Property Tax Fund" in August 2021

**Indicates an assessment that varies per manor.