

Approved Operating and Capital Budget for 2016
 Approved at community meeting 08/29/15
 01/01/16 to 12/31/16

	Proposed Budget for 01/01/16 to 12/31/16	YTD 01/01/15 - 08/28/15 Actual	Estimated 12 Month Year End 2015	Budget for 01/01/15 to 12/31/15
Revenue				
132 Developed lots @245.40/lot 2016	\$32,392.80	\$29,402.70	\$29,892.70	\$32,392.80
2014 Maintenance Fees collected		\$766.20	\$766.20	
66 Undeveloped lots @ 10.00 / lot	\$660.00	\$700.00	\$700.00	\$740.00
Misc (Shares / Refund / Beach Grass)		\$550.00	\$550.00	
Directory		\$825.00	\$825.00	\$700.00
<u>Total Revenue excl South Drive</u>	<u>\$33,052.80</u>	<u>\$32,243.90</u>	<u>\$32,733.90</u>	<u>\$33,832.80</u>
15 @ South Drive @ 98.16/lot (Road fund)	\$1,472.40	\$1,266.08	\$1,266.08	\$1,177.92
Expenses				
<u>Fixed Operating Expenses</u>				
Association Lot, Taxes, Fees and Electricity	\$1,000.00	\$823.29	\$1,000.00	\$1,000.00
Directory Printing / Supplies (Every other year)	\$0.00	\$455.83	\$455.83	\$400.00
Insurance	\$1,450.00	\$1,398.00	\$1,398.00	\$1,300.00
Postage, Printing, Copying, News ltr., Web	\$1,000.00	\$625.42	\$1,000.00	\$1,200.00
Spraying, Mosquito	\$900.00	\$175.00	\$900.00	\$900.00
Mowing costs	\$9,000.00	\$4,000.00	\$8,000.00	\$8,000.00
<u>Subtotal Fixed Expenses</u>	<u>\$13,350.00</u>	<u>\$7,477.54</u>	<u>\$12,753.83</u>	<u>\$12,800.00</u>
Common Area Expense	\$5,000.00	\$1,661.37	\$4,000.00	\$5,000.00
Dock repair, reflectors, lights				
Boat Ramp, beach trash bins				
Beach Clean up				
Orange Cans (3 dumpsters)	\$900.00	\$795.00	\$795.00	\$900.00
Dumping = 2 @ \$500.00 each	\$1,000.00	\$0.00	\$0.00	\$1,500.00
Food / Supplies (Bags)	\$250.00	\$197.42	\$197.42	\$200.00
Purchase of Beach Grass	\$500.00	\$0.00	\$200.00	\$200.00
Tractor Maintenance / Fuel / Blades	\$1,000.00	\$356.60	\$500.00	\$1,000.00
Snow Removal	\$1,750.00	\$1,650.00	\$1,650.00	\$1,200.00
Share Repurchase	\$0.00	\$0.00	\$0.00	\$0.00
Legal Fees	\$5,000.00	\$1,380.50	\$4,000.00	\$5,000.00
<u>Subtotal Variable Expenses</u>	<u>\$15,400.00</u>	<u>\$6,040.89</u>	<u>\$11,342.42</u>	<u>\$15,000.00</u>
Total Expenses	\$28,750.00	\$13,518.43	\$24,096.25	\$27,800.00
Subtotal Capital Reserves	\$4,302.80	\$18,725.47	\$8,637.65	\$6,032.80
Capital Reserve Drawdown (Pillings)		\$4,875.00		
Net Capital reserves		\$13,850.47		
Total Operating Expenses, Drawdown and Capital Reserves	\$33,052.80	\$32,243.90	\$32,733.90	\$33,832.80