

	2016 Actual Budget	2017 Proposed Budget	2018 Proposed Budget	2018 Proposed Budget	2018 Proposed Budget
			\$75,000 Road Loan	\$300,000 Road Loan	\$600,000 Road Loan
DRAFT BUDGET WITH ROADS NOT APPROVED, FUTURE BUDGET ESTIMATION					
Income					
Dues	\$ 443,520	\$ 443,520	\$ 443,520	\$ 470,400	\$ 497,280
Per Lot Annually	\$ 1,980				
Per Lot Monthly	\$ 165.00		\$ 165.00	\$ 175.00	\$ 185.00
Operating					
Audit/Acctg	\$ 4,000	\$ 4,200	\$ 4,500	\$ 4,500	\$ 4,500
Bank Charges	\$ -				
Bad Debts	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500
Federal Income Tax	\$ -				
Grounds & Parks Maintenance	\$ 6,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Legal Fees	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Liability Insurance	\$ 10,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Manager	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Miscellaneous	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750
Office Supplies	\$ 1,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Postage	\$ 750	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Reserve Study	\$ 2,400	\$ -			
Utilities	\$ 1,750	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Total Operating Expenses	\$ 53,650	\$ 55,950	\$ 56,250	\$ 56,250	\$ 56,250
Bridge					
Inspection/Consultation	\$ -	\$ 5,000	\$ -	\$ -	\$ -
Insurance	\$ 32,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Loan Payments					
Principal & Interest	\$ 295,734	\$ 295,734	\$ 295,734	\$ 295,734	\$ 295,734
Reserve	\$ 29,592	\$ 29,592	\$ 29,592	\$ 29,592	\$ 29,592
Maintenance/Repair	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Total Bridge Expense	\$ 359,326	\$ 357,326	\$ 352,326	\$ 352,326	\$ 352,326
Roads					
Brush Cutting	\$ 3,000	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Loan Payments					
Principal & Interest			\$ 8,800	\$ 35,198	\$ 70,397
Reserve			\$ 880	\$ 3,520	\$ 7,040
Maintenance	\$ 14,500	\$ 16,000	\$ 2,000	\$ 2,000	\$ 2,000
Traffic/Security	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Total Roads Expense	\$ 22,500	\$ 24,500	\$ 20,180	\$ 49,218	\$ 87,937
Capital					
Dock/Pilings/Ramp	\$ 1,500	\$ 2,500	\$ 1,500	\$ 1,500	\$ 1,500
North Beach	\$ 500	\$ 20,000	\$ 500	\$ 500	\$ 500
South Beach	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Tennis Court	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Total Capital Expense	\$ 3,000	\$ 23,500	\$ 3,000	\$ 3,000	\$ 3,000
Total Yearly Expenses	\$ 438,476	\$ 461,276	\$ 431,756	\$ 460,794	\$ 499,513
Net Gain/Loss	\$ 5,044	\$ (17,756)	\$ 11,764	\$ 9,606	\$ (2,233)