

		<b>2017 Budget</b>
<b>Income</b>		
	HomeOwners Dues	
	2017 Assessments	856,035.00
	Sweetbriar Assessments	46,563.00
	<b>Total HomeOwners Dues</b>	<b>902,598.00</b>
	Other Income	25,000.00
	Rental Income	160,000.00
<b>Total Income</b>		<b>1,087,598.00</b>
<b>Expense</b>		
	Buoy Fees	6,300.00
	<b>Fixed Costs</b>	
	Contingency	1,602.40
	Fire Insurance	805.00
	Insurance	20,500.00
	Property Taxes	50,900.00
	<b>Total Fixed Costs</b>	<b>73,807.40</b>
	<b>Operating Costs</b>	
	<b>Utilities</b>	
	Cable	7,600.00
	Electrical	32,500.00
	Gas	43,500.00
	Lease Merlin Legend	8,000.00
	Telephone	17,000.00
	Trash Removal	12,000.00
	Water / Sewer	26,000.00
	<b>Total Utilities</b>	<b>146,600.00</b>
	Pool Maint &Supplies	2,621.50
	<b>Grounds Maint.</b>	
	Snow Removal	4,000.00
	Grounds Maint. - Other	7,065.73
	<b>Total Grounds Maint.</b>	<b>11,065.73</b>
	Housekeeping Supplies	24,000.00
	<b>Repairs &amp; Maintenance</b>	
	Unit Maint.	18,000.00
	<b>Total Repairs &amp; Maintenance</b>	<b>18,000.00</b>
	<b>Operating Supplies</b>	
	Newsletters	3,000.00
	Postage	6,522.90
	Advertisement & Printing	2,675.00
	<b>Total Operating Supplies</b>	<b>12,197.90</b>
	Contingency Operating	4,569.00
	<b>Revenue Taxes</b>	
	Occupancy Tax	4,400.00
	Revenue Taxes - Other	9,064.75
	<b>Total Revenue Taxes</b>	<b>13,464.75</b>
	<b>Total Operating Costs</b>	<b>232,518.88</b>
	<b>General &amp; Administrative</b>	
	<b>Employee Benefits</b>	
	Employee Retirement	3,000.00
	Medical Insurance Expense	5,800.00
	<b>Total Employee Benefits</b>	<b>8,800.00</b>
	Employee Insurance	

	Workmans Compensation	22,000.00
	<b>Total Employee Insurance</b>	<b>22,000.00</b>
	General & Admin Contingency	1,040.66
	Payroll Expense/Office Employee	
	Housekeeping Payroll	170,000.00
	Maintenance Payroll	90,500.00
	Activities Director	8,632.00
	Payroll Expense/Office Employee - Other	185,000.00
	<b>Total Payroll Expense/Office Employee</b>	<b>454,132.00</b>
	<b>Total General &amp; Administrative</b>	<b>485,972.66</b>
	Rental Commissions	37,000.00
	Managing Agent Fee	90259.80
	Legal	3,000.00
	Office	
	CardService Fee	
	Bank Chrg	0.00
	Discover Card Fees	0.00
	CardService Fee - Other	9,500.00
	<b>Total CardService Fee</b>	<b>9,500.00</b>
	Office Supplies	6,800.00
	Bookkeeping / Accounting	2,200.00
	Travel	200.00
	Fees/Dues	600.00
	Equipment Rental	6,750.00
	Computer Repair	5,300.00
	Office - Other	2,333.26
	<b>Total Office</b>	<b>33,683.26</b>
	Reserves	
	Hanidicap Renovation	2,600.00
	Carpets	2,500.00
	Exterior Maint	8,000.00
	Fences, Walkways & Pier	4,300.00
	Furniture/Appliances	42,000.00
	Interior Maint.	13,000.00
	Linen/Personal Property	12,000.00
	Office Equipment	2,800.00
	Pool/Spa	7,500.00
	Reserves/Contingency	4,300.00
	Room Heater	5,500.00
	Water Heater	4,800.00
	<b>Total Reserves</b>	<b>109,300.00</b>
	S.B Expense	
	SB Developer HOA Dues	15,756.00
	<b>Total S.B Expense</b>	<b>15,756.00</b>
<b>Total Budget</b>		<b>1,087,598.00</b>

2016 ANNUAL MAINT. ASSESSMENT

Studio	\$	435.00	\$	22,185.00
One Bedroom	\$	492.00	\$	250,920.00
Two Bedroom	\$	542.00	\$	552,840.00
Three Bedroom	\$	590.00	\$	30,090.00
Sweetbriar	\$	913.00	\$	46,563.00
33 Total Assessments			\$	902,598.00
Rental Income			\$	160,000.00
Other Income			\$	25,000.00
Total Income			\$	1,087,598.00