

		<b>2018 Budget</b>
<b>Income</b>		
	<b>HomeOwners Dues</b>	
	2017 Assessments	908,208.00
	Sweetbriar Assessments	51,204.00
	<b>Total HomeOwners Dues</b>	959,412.00
	<b>Other Income</b>	25,000.00
	<b>Rental Income</b>	160,000.00
<b>Total Income</b>		1,144,412.00
<b>Expense</b>		
	<b>Buoy Fees</b>	6,300.00
	<b>Fixed Costs</b>	
	Contingency	1,595.80
	Fire Insurance	805.00
	Insurance	20,500.00
	Property Taxes	50,900.00
	<b>Total Fixed Costs</b>	73,800.80
	<b>Operating Costs</b>	
	<b>Utilities</b>	
	Cable	8,800.00
	Electrical	32,500.00
	Gas	43,500.00
	Lease Merlin Legend	8,000.00
	Telephone	17,000.00
	Trash Removal	15,000.00
	Water / Sewer	26,000.00
	<b>Total Utilities</b>	150,800.00
	<b>Pool Maint &amp;Supplies</b>	2,621.50
	<b>Grounds Maint.</b>	
	Snow Removal	4,000.00
	Grounds Maint. - Other	8,000.00
	<b>Total Grounds Maint.</b>	12,000.00
	<b>Housekeeping Supplies</b>	24,000.00
	<b>Repairs &amp; Maintenance</b>	
	Unit Maint.	22,000.00
	<b>Total Repairs &amp; Maintenance</b>	22,000.00
	<b>Operating Supplies</b>	
	Newsletters	3,000.00
	Postage	6,522.90
	Advertisement & Printing	2,675.00
	<b>Total Operating Supplies</b>	12,197.90
	<b>Contingency Operating</b>	4,569.00
	<b>Revenue Taxes</b>	
	Occupancy Tax	4,400.00
	Revenue Taxes - Other	9,064.75
	<b>Total Revenue Taxes</b>	13,464.75

<b>Total Operating Costs</b>	241,653.15
<b>General &amp; Administrative</b>	
<b>Employee Benefits</b>	
Employee Retirement	4,000.00
Medical Insurance Expense	5,800.00
<b>Total Employee Benefits</b>	<u>9,800.00</u>
<b>Employee Insurance</b>	
Workmans Compensation	24,000.00
<b>Total Employee Insurance</b>	<u>24,000.00</u>
General & Admin Contingency	1,040.66
<b>Payroll Expense/Office Employee</b>	
Housekeeping Payroll	187,000.00
Maintenance Payroll	103,000.00
Activities Director	
Payroll Expense/Office Employee - Other	192,000.00
<b>Total Payroll Expense/Office Employee</b>	<u>482,000.00</u>
<b>Total General &amp; Administrative</b>	516,840.66
<b>Rental Commissions</b>	37,000.00
<b>Managing Agent Fee</b>	95941.12
<b>Legal</b>	3,000.00
<b>Office</b>	
<b>CardService Fee</b>	
Bank Chrg	0.00
Discover Card Fees	0.00
CardService Fee - Other	9,500.00
<b>Total CardService Fee</b>	<u>9,500.00</u>
Office Supplies	9,000.00
Bookkeeping / Accounting	2,200.00
Travel	200.00
Fees/Dues	600.00
Equipment Rental	6,750.00
Computer Repair	7,800.00
Office - Other	3,305.27
<b>Total Office</b>	<u>39,355.27</u>
<b>Reserves</b>	
Handicap Renovation	2,730.00
Carpets	2,625.00
Exterior Maint	8,400.00
Fences, Walkways & Pier	4,515.00
Furniture/Appliances	44,100.00
Interior Maint.	13,650.00
Linen/Personal Property	12,600.00
Office Equipment	2,940.00
Pool/Spa	7,875.00
Reserves/Contingency	4,515.00
Room Heater	5,775.00

	Water Heater	5,040.00
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Total Reserves		114,765.00
S.B Expense		
	SB Developer HOA Dues	15,756.00
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Total S.B Expense		15,756.00
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Total Budget		1,144,412.00
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\$	462.00	23562.00
\$	522.00	266220.00
\$	575.00	586500.00
\$	626.00	31926.00
\$	1,004.00	51204.00
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	\$	959,412.00
	\$	160,000.00
	\$	25,000.00
	\$	1,144,412.00