

		<b>2019 Budget</b>
<b>Income</b>		
	<b>HomeOwners Dues</b>	
	2019 Assessments	944,571.00
	Sweetbriar Assessments	53,244.00
	<b>Total HomeOwners Dues</b>	997,815.00
	<b>Other Income</b>	25,000.00
	<b>Rental Income</b>	160,000.00
<b>Total Income</b>		1,182,815.00
<b>Expense</b>		
	<b>Buoy Fees</b>	6,300.00
	<b>Fixed Costs</b>	
	Contingency	1,337.42
	Fire Insurance	805.00
	Insurance	20,500.00
	Property Taxes	50,900.00
	<b>Total Fixed Costs</b>	73,542.42
	<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	12,000.00
	Water / Sewer	23,000.00
	<b>Total Utilities</b>	144,800.00
	<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>	25,000.00
	<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>	236,653.15
<b>General &amp; Administrative</b>	
<b>Employee Benefits</b>	
Employee Retirement	4,000.00
Medical Insurance Expense	6,621.00
<b>Total Employee Benefits</b>	<u>10,621.00</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	200,000.00
Maintenance Payroll	111,000.00
Activities Director	
Payroll /Office /HK/M Supervisor	210,000.00
<b>Total Payroll Expense/Office Employee</b>	<u>521,000.00</u>
<b>Total General &amp; Administrative</b>	556,661.66
<b>Rental Commissions</b>	37,000.00
<b>Managing Agent Fee</b>	99781.50
<b>Legal</b>	3,000.00
<b>Office</b>	
<b>CardService Fee</b>	
CardService Fee - Other	9,500.00
<b>Total CardService Fee</b>	<u>9,500.00</u>
<b>Office Supplies</b>	9,000.00
<b>Bookkeeping / Accounting</b>	2,200.00
<b>Travel</b>	200.00
<b>Fees/Dues</b>	600.00
<b>Equipment Rental</b>	6,750.00
<b>Computer Repair</b>	7,800.00
<b>Office - Other</b>	3,305.27
<b>Total Office</b>	<u>39,355.27</u>
<b>Reserves</b>	
<b>Hanidicap Renovation</b>	2,730.00
<b>Carpets</b>	2,625.00
<b>Exterior Maint</b>	8,400.00
<b>Fences, Walkways &amp; Pier</b>	4,515.00
<b>Furniture/Appliances</b>	44,100.00
<b>Interior Maint.</b>	13,650.00
<b>Linen/Personal Property</b>	12,600.00
<b>Office Equipment</b>	2,940.00
<b>Pool/Spa</b>	7,875.00
<b>Reserves/Contingency</b>	4,515.00
<b>Room Heater</b>	5,775.00
<b>Water Heater</b>	5,040.00
<b>Total Reserves</b>	<u>114,765.00</u>

	<b>S.B Expense</b>	
	<b>SB Developer HOA Dues</b>	15,756.00
	<b>Total S.B Expense</b>	<u>15,756.00</u>
<b>Total Budget</b>		<u>1,182,815.00</u>

**: 2019 ANNUAL MAINT.ASSESSMENT**

	<b>2019</b>	
Studio	480.00	24480.00
One Bedroom	543.00	276930.00
Two Bedroom	598.00	609960.00
Three Bedroom	651.00	33201.00
Sweetbriar	1044.00	53244.00
33 Total Assessments	\$	997,815.00
Rental Income	\$	160,000.00
Other Income	\$	25,000.00
Total Income	\$	1,182,815.00