

**GENERAL ADMINISTRATION  
2020 BUDGET WORKSHEET**

	2016	2017	2018	2019	2018	2019	2019	2020	2020	2020
	ACTUALS	ACTUALS	ACTUALS	BUDGET	YTD NOV	YTD NOV	FORECAST	PROPOSED	RECOMMEND	FINAL
<b>REVENUE</b>										
301 ASSESSMENTS	8,493,286	8,519,074	8,504,338	8,759,753	8,519,074	8,759,753	8,759,753	8,096,648	9,837,856	9,057,737
LESS RESERVE CONTR	(3,715,835)	(3,714,933)	(3,509,044)	(3,334,861)	(3,477,827)	(3,366,618)	(3,409,618)	(2,378,201)	(3,924,694)	(3,283,633)
318 INTEREST CHARGE	189,152	171,712	187,159	168,096	117,535	115,978	214,596	126,600	147,230	50,000
320 CASINO FUNDS	250,000	301,910	300,000	325,000	175,000	189,584	325,000	325,000	325,000	325,000
330 FRANCHISE FEES	161,626	163,684	165,390	165,000	96,250	96,250	165,000	165,000	165,000	165,000
331 INTEREST INCOME	42,182	55,369	64,869	100,000	36,903	116,587	175,000	200,000	200,000	200,000
398 MISCELLANEOUS	177,694	25,883	87,100	27,200	11,714	25,678	128,700	25,785	46,415	47,194
<b>TOTAL REVENUE</b>	<b>5,698,105</b>	<b>5,522,699</b>	<b>5,799,812</b>	<b>6,210,188</b>	<b>5,478,649</b>	<b>5,937,212</b>	<b>6,358,431</b>	<b>6,560,832</b>	<b>6,796,807</b>	<b>6,561,298</b>
<b>EXPENSES</b>										
445 PAYROLL COST	0	0	0	0	0	11,134	0	0	0	0
<b>TOTAL PAYROLL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,134</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CONTRACTS/SUPPLIES</b>										
470 ACCOUNTING FEES	22,013	29,488	50,566	262,179	50,566	196,683	262,179	42,500	42,500	42,500
477 LEGAL FEES	47,329	72,056	107,270	75,000	107,696	87,056	150,000	75,000	125,000	125,000
481 OTHER	0	0	0	0	0	1,394	0	0	0	0
504 CONTRACT SERVICES	98,402	118,709	216,002	68,278	148,039	107,360	143,278	99,878	99,878	194,478
558 POSTAGE	72	127	139	300	950	14	300	300	300	300
564 SUPPLIES	6,078	2,485	4,419	9,000	4,254	963	9,000	9,000	9,000	9,000
<b>TOTAL CONTR/SUPPLIES</b>	<b>173,894</b>	<b>222,865</b>	<b>378,396</b>	<b>414,757</b>	<b>311,505</b>	<b>393,470</b>	<b>564,757</b>	<b>226,678</b>	<b>276,678</b>	<b>371,278</b>
<b>UTILITIES</b>										
PROPANE GAS	0	0	4,666			400				
633 WATER/SEWER	5,260	5,256	4,364	7,313	3,066	4,263	7,313	7,313	7,313	7,313
<b>TOTAL UTILITIES</b>	<b>5,260</b>	<b>5,256</b>	<b>9,030</b>	<b>7,313</b>	<b>3,066</b>	<b>4,663</b>	<b>7,313</b>	<b>7,313</b>	<b>7,313</b>	<b>7,313</b>
<b>OTHER COSTS</b>										
672 BAD DEBTS	274,907	248,127	254,252	200,000	109,183	97,947	200,000	150,000	150,000	150,000
673 BOARD EXPENSE	6,320	4,051	12,388	13,595	6,226	15,524	13,595	13,595	13,595	13,595
684 ELECTION / REFERENDUMS	14,479	14,995	12,414	15,000	12,414	13,524	15,000	25,000	25,000	25,000
688 INSURANCE	62,466	66,947	78,505	73,634	41,314	43,562	73,634	74,851	74,851	74,851
690 BANK CHGS	385	453	-20	400	-15	-265	400	400	400	400
694 50TH ANNIV			5,001	15,000	663	806	15,000	0	0	0
LOSS			26,468	0		0	0	0	0	0
700 TAXES	52,032	64,585	69,216	68,840	40,159	45,945	68,840	78,150	78,150	78,150
<b>TOTAL OTHER</b>	<b>410,589</b>	<b>399,156</b>	<b>458,224</b>	<b>386,469</b>	<b>209,944</b>	<b>217,043</b>	<b>386,469</b>	<b>341,996</b>	<b>341,996</b>	<b>341,996</b>
<b>TOTAL EXPENSES</b>	<b>589,743</b>	<b>627,279</b>	<b>845,650</b>	<b>808,539</b>	<b>524,515</b>	<b>626,310</b>	<b>958,539</b>	<b>575,987</b>	<b>625,987</b>	<b>720,587</b>
<b>NET OPERATING</b>	<b>5,008,362</b>	<b>4,895,420</b>	<b>4,954,162</b>	<b>5,401,649</b>	<b>4,954,134</b>	<b>5,310,902</b>	<b>5,399,892</b>	<b>5,984,845</b>	<b>6,170,820</b>	<b>5,840,711</b>
<b>DEPRECIATION</b>										
ROADS (NOT INCL IN RR)	230,564	189,824	190,065	224,179	119,448	130,767	224,179	233,837	237,623	237,623
BUILDINGS-POOLS-BRIDGES	365,845	389,560	398,765	448,339	249,739	261,527	448,339	544,001	535,974	535,974
FURNITURE-EQUIPMENT	666,156	728,496	786,224	778,782	419,384	454,286	778,782	775,916	765,828	765,828
IMPROVEMENTS	441,611	438,538	431,726	450,224	264,775	262,626	450,224	453,284	492,754	492,754
<b>TOTAL DEPRECIATION</b>	<b>1,704,176</b>	<b>1,746,418</b>	<b>1,806,780</b>	<b>1,901,524</b>	<b>1,053,346</b>	<b>1,109,206</b>	<b>1,901,524</b>	<b>2,007,038</b>	<b>2,032,179</b>	<b>2,032,179</b>
<b>NET</b>	<b>3,304,186</b>	<b>3,149,002</b>	<b>3,147,382</b>	<b>3,500,125</b>	<b>3,900,788</b>	<b>4,201,696</b>	<b>3,498,368</b>	<b>3,977,807</b>	<b>4,138,641</b>	<b>3,808,532</b>

GENERAL ADMINISTRATION						
REVENUE DETAILS						
ASSESSMENT FEES						
ACTUAL 2017				ACTUAL 2018		
LOT TYPE	#LOTS	RATE	AMOUNT	#LOTS	RATE	AMOUNT
NON-WATER	6,719	921.0	6,188,199	6,714	921.0	6,183,594
NON-WATER/ESTATE	75	1,381.5	103,613	77	1,381.5	106,376
WATER	1,367	1,386.0	1,894,662	1,361	1,386.0	1,886,346
WATER/ESTATE	2	2,079.0	4,158	6	2,079.0	12,474
WATER/NON-BULK	288	1,011.0	291,168	288	1,011.0	291,168
WATER/NON-BULK/ESTATE	1	1,516.5	1,517	1	1,516.5	1,517
COMMERCIAL			35,758	5		22,864
<b>TOTAL</b>	<b>8,452</b>		<b>8,519,074</b>	<b>8,452</b>		<b>8,504,338</b>
BUDGET 2019				BUDGET 2020		
LOT TYPE	#LOTS	RATE	AMOUNT	#LOTS	RATE	AMOUNT
NON-WATER	6,714	951.0	6,385,014	6,716	986.0	6,621,976
NON-WATER/ESTATE	77	1,426.5	109,841	77	1,479.0	113,883
WATER	1,361	1,416.0	1,927,176	1,361	1,451.0	1,974,811
WATER/ESTATE	6	2,124.0	12,744	6	2,176.5	13,059
WATER/NON-BULK	288	1,041.0	299,808	288	1,076.0	309,888
WATER/NON-BULK/ESTATE	1	1,561.5	1,562	1	1,614.0	1,614
COMMERCIAL	5		23,609	3		22,506
<b>TOTAL</b>	<b>8,452</b>		<b>8,759,753</b>	<b>8,452</b>		<b>9,057,737</b>

**General Administration  
Selected Budget Details 2020**

<b>Accounting Fees</b>	<b>42,500</b>
Year-End Financial Audit Engagement	28,000
Out of Pocket Exp	8,500
Tax returns	6,000
<b>Legal Fees</b>	<b>125,000</b>
Board meetings, lawsuits, personnel matters	
<b>Contract Services</b>	<b>194,478</b>
Executive Search Firm	25,000
Computer Service	60,388
Northstar Annual Maintenance	69,600
Microsoft Exchange	16,200
Computer hosting offsite	8,400
Board meeting videos	10,000
Copier Maintenance	4,200
Printer Maintenance	690
<b>Bad Debt Expense</b>	
Estimated Assessment Foreclosure write-offs	<b>150,000</b>
<b>Board Expenses</b>	<b>13,595</b>
Employee Lunch - Christmas	2,095
Volunteer appreciation party	2,500
Orientation	1,500
Misc - Board gifts - supplies - photos - flowers	7,500
<b>Election / Referendums</b>	<b>25,000</b>
Election	15,000
Referendums	10,000
<b>Insurance</b>	<b>74,851</b>
Directors	20,890
Umbrella	16,915
Deductible Wind Buy Back	12,742
Liability	8,054
Country Club	6,046
Crime	3,109
Cyber Liability	3,407
Admin Property	1,167
Inland Marine	2,521
<b>Taxes</b>	<b>78,150</b>
Personal Property	76,000
OPA lots (2)	830
Corporation	1,320