

Beach Club HOA 2016 Operating Expense Budget

2015 /2016 Budgeted Revenue and Expenses Comparison

		2015 Annual Budget	2016 Annual Budget	Decrease/(Increase)
Revenues				
	Monthly HOA Dues	\$ 150.00	\$ 165.00	\$ 15.00
	% Change	0.0%	10.0%	10.0%
	Association Dues	\$ 147,600	\$ 162,360	\$ 14,760
	Uncollectible	\$ (2,600)	\$ (900)	\$ 1,700
	Reserve Contribution - Regular Schedule	\$ (63,000)	\$ (66,000)	\$ (3,000)
Total Revenue		\$ 82,000	\$ 95,460	\$ 13,460
Expenses				
	Community Functions	\$ 1,000	\$ 1,000	\$ -
	Building Maintenance & Repair	\$ 10,000	\$ 18,625	\$ 8,625
	Pest Control	\$ 5,200	\$ 5,200	\$ -
	Professional Services	\$ 13,333	\$ 15,205	\$ 1,872
Landscaping				\$ -
	Landscape - RDS Total Contractor Services	\$ 38,460	\$ 40,717	\$ 2,257
	Landscape - Total Other Non-RDS Contract	\$ 6,500	\$ 7,735	\$ 1,235
Total Landscaping		\$ 44,960	\$ 48,452	\$ 3,492
	Total Taxes	\$ 300	\$ 300	\$ -
	Total Insurance	\$ 1,200	\$ 1,200	\$ -
	Total Utilities	\$ 5,400	\$ 5,250	\$ (150)
	Total Misc Expense	\$ -	\$ -	\$ -
Total Expense		\$ 81,393	\$ 95,231	\$ 13,838
Revenue Net of Expenses		\$ 607	\$ 229	\$ (378)

Operating Fund Projected Balances

	2015 Annual Budget	2016 Annual Budget
Projected Beginning Balance	\$ 15,765	\$ 16,372
Monthly Dues	\$ 82,000	\$ 95,460
Operating Expense	\$ (81,393)	\$ (95,231)
Projected Ending Balance	\$ 16,372	\$ 16,601

2016 Replacement Reserve Fund Budget

Beginning Balance	\$ 172,521.00
Additions:	
Annual Reserve Contribution	\$ 66,000.00
Total Additions	\$ 66,000.00
Deductions / Reserve Funded Expenses:	
Updated Reserve Study	\$ (3,000.00)
Repair of Wooden Decks	\$ (16,000.00)
Repair of Exteriors, Roads and Concrete Elements	\$ (10,000.00)
Replacement Reserve Scheduled Repair / Replacement	\$ -
Total Deductions	\$ (29,000.00)
Net Changes	\$ 37,000.00
Projected Replacement Reserve Ending Balance	\$ 209,521.00
Original Funding Plan (2013) Anticipated Balance	\$ 229,812.00
Variance to Plan	\$ (20,291.00)