

Longboat Harbour Owners Assoc., Inc. 2016 Operating Budget

	2014	2014	To	Date	2015	2016
		Annual	Aug. 2015	Aug. 2015	Annual	Annual
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
REVENUES						
Maint. Fees	\$1,619,972	\$1,619,871	\$ 1,140,636	\$1,141,070	\$1,711,605	\$1,764,503
Cap Rep Res	170,000	170,000	120,000	120,000	180,000	183,700
Interest	2,151	600	132	400	600	600
Late Fees	275	1,000	225	667	1,000	1,000
Applctn Fees	11,840	10,000	6,100	4,000	10,000	10,000
Lndry Revenue	20,297	25,000	18,338	12,500	25,000	25,000
Apartment Rnt	14,976	15,000	9,984	10,000	15,000	15,120
Bch.Ppty.Rnt	17,700	19,350	19,350	19,350	19,350	19,350
Miscellaneous	9,023	300	147	200	300	300
**E206 Rental	2,250	0	0	0	0	0
Gate Rev	9604	0	2,045	333	500	500
Fines	0	0	300	0	0	0
TOTAL REV.	\$1,878,088	\$1,861,121	\$ 1,317,257	\$1,308,520	\$1,963,355	\$2,020,073
EXPENSES						
PERSONNEL						
Salaries-Office	\$89,856	\$93,000	\$63,433	\$62,190	\$94,000	\$97,000
Salaries-Maint	150,395	154,500	112,926	114,920	173,700	175,500
Salaries-Hk	119,367	126,000	71,053	85,413	129,100	105,000
FICA/SS	27,512	30,000	18,926	20,046	30,300	28,878
Emp. Hlth. Ins.	62,694	90,000	16,670	30,000	45,000	40,000
FUTA Tax	1,496	1,500	515	1,000	1,500	1,600
SUTA Tax	4,089	5,000	2,233	3,333	5,000	8,000
Payroll(Oasis)	0	0	6,070	0	0	12,000
	455,409	500,000	291,826	316,902	478,600	467,978
UTILITIES						
Electric	46,737	48,000	31,709	32,000	48,000	48,000
Gas/Pl. Heat	27,515	25,000	12,378	19,200	26,500	26,500
Trash/Recycle	22,911	30,000	10,529	20,000	30,000	25,000
Water/Sewer	165,195	170,000	110,314	115,000	170,000	171,000
Sub Total	262,358	273,000	164,930	186,200	274,500	270,500

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		Annual	Aug. 2015	Aug.2015	Annual	Annual
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
CONTRACTS						
Cable/TV	94,306	103,500	64,477	65,333	98,000	100,940
Elevator	26,333	27,000	23,080	18,733	28,100	29,000
Fire Alarms	749	1,200	0	1,200	1,200	1,200
Fire Ext.	3,772	4,500	2,984	4,500	4,500	4,500
Lawn Svc.	97,069	103,000	59,983	66,667	100,000	103,000
Pest Control	14,400	14,500	10,800	7,250	14,500	14,500
Comp. Sftwre.	3,319	3,000	1,499	2,333	3,500	3,500
Pool Maint.	14,635	16,000	9,658	10,666	16,000	15,000
Air. Cond.	2,608	3,100	1,960	3,100	3,100	3,100
Copier	1,253	1,300	2,080	1,953	1,300	2,280
Gate	0	0	3,271	333	500	3,000
Sub Total	258,444	277,100	179,792	182,068	270,700	280,020
INS. & TAX						
Package	58,993	58,621	38,541	39,333	59,000	59,000
Bus. Auto	142	200	95	100	150	
Windstorm	203,939	209,400	148,763	150,917	226,375	245,000
Empl. Bond	490	500	327	333	500	500
D&O Liability	4,270	4,000	2,656	2,667	4,000	4,000
Umbrella	4,437	4,500	2,958	3,000	4,500	4,700
Wrkrs Comp.	12,370	12,900	7,140	8,767	13,150	12,000
Flood	138,316	151,600	106,801	110,667	166,000	179,125
Fed. Inc. Tax	2,923	5,000	-4,008	2000	3,000	3,000
Fl. Annl. Chg	1,200	1,200	1,200	1200	1,200	1200
Sub Total	427,080	447,921	304,473	318,984	477,875	508,525
MAINT.						
Bch Property	3,915	1,000	1,287	667	1,000	2,000
Buildings	44,764	45,000	42,952	33,333	50,000	50,000
Rental Apt.	0	500	0	333	500	500
Elevators	11,355	5,000	1,225	3,333	5,000	5,000
Equipment	16,549	6,000	4,756	4,000	6,000	6,000
Equip. Rprs.	4,628	4,000	2,028	3,333	5,000	5,000
Fire Alarms	471	2,500	0	2,500	2,500	2,500
Grounds	41,944	25,000	11,769	20,000	30,000	30,000
Housekeeping	9,971	8,000	3,753	5,667	8,500	8,000
Pools	13,176	6,000	3,636	4,000	6,000	6,000
Tennis Ct.	348	500	232	333	500	500
Maint. Supply	2,413	3,000	1385	2000	3000	3,000
Sub Total	149,534	106,500	73,023	79,499	118,000	118,500

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	2014	2014	To	Date	2015	2016
		Annual	8/1/2015	8/31/2015	Annual	Annual
	<u>Actual</u>	Budget	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
ADMIN.						
Accounting	7,142	7,500	7,115	7,500	7,500	7,500
Advertising	364	150	0	100	150	1,000
Bank Charges	108	200	890	133	200	200
Condo Mailing	2,378	3,300	2,260	900	3,000	3,300
Depreciation	9,000	21,850	9,150	14,567	21,850	21,850
Dues/Admin.	10,831	1,800	3,887	3,333	5,000	5,000
Legal	15,211	6,000	6,596	5,333	8,000	8,000
Newsletter	1,527	1,800	464	750	1,000	1,000
Office Supplies	5,236	4,500	2,279	3,000	4,500	4,500
Telephone	14,169	11,000	6,445	6,000	9,000	9,000
Rsv Study	0	1,000	0	1,000	1,000	1,000
UnColl. M.Fee	6,000	0	0	0	0	0
B/G Checks	0	0	3,600	1,000	1,500	3,000
Sub Total	71,966	59,100	42,686	43,616	62,700	65,350
MJR MAINT.						
Misc Imprvmt	38853	0	0	0	0	0
New Projects	0	0	21,268	33333	50,000	25,000
Carport Repair	0	1,000	0	0	0	500
Landscape	13,237	10,000	14,266	6,667	10,000	15,000
Op. Committee	11,972	15,000	6,880	10,000	15,000	15,000
Gym	0	0	290	3,333	5,000	5,000
Well/Irrig	0	0	0	13,333	20,000	15,000
Concrete Rep.	0	0	0	0	0	50000
Tennis Court	97	0	0	0	0	0
Sub Total	64,159	26,000	42,704	66,666	100,000	125,500
Rsv Transf	\$170,000	170,000	120,000	120,000	180,000	183,700
Total Exp.	1,858,950	1,689,621	1,141,651	1,356,182	1,962,375	2,020,073
Audited						
Net Inc(Loss)*	\$26,762	0	0	0	\$0	0
* Agrees to Audited Financial Statements Dated December 31, 2014						
** Budgetary purposes unit now sold						