

1300 Community 2021 Operating Statement

OPERATING INCOME	2019 Actual	2020 Budget	2020 Projections	2021 Budget
ANNUAL ASSOCIATION DUES	\$600	\$600	\$600	\$600
Property Owner's Dues	\$ 228,407	\$ 227,000	\$ 229,800	\$ 230,000
New Construction Impact Fees	\$ 34,000	\$ 28,000	\$ 28,000	\$ 28,000
Rental Housing Fees	\$ 3,695	\$ 4,500	\$ 5,000	\$ 5,000
Boat Storage Fees	\$ 4,800	\$ 3,300	\$ 6,000	\$ 6,000
Interest Income/Other	\$ 139	\$ 1,500	\$ 3,201	\$ 1,500
TOTAL INCOME	\$ 271,041	\$ 264,300	\$ 272,001	\$ 270,500
OPERATING EXPENSES	2019 Actual	2020 Budget	2020 Projections	2021 Budget
Mowing/Landscaping	\$ 40,029	\$ 50,000	\$ 50,000	\$ 52,000
Maintenance/Repairs/Utilities	\$ 38,582	\$ 44,000	\$ 36,000	\$ 37,000
Maintenance Manager	\$ 18,238	\$ 20,000	\$ 22,518	\$ 25,000
Property Management Fees	\$ 4,500	\$ 20,000	\$ 20,000	\$ 22,000
Security	\$ 13,582	\$ 17,000	\$ 9,600	\$ 7,200
Legal, Insurance & Taxes	\$ 15,637	\$ 16,500	\$ 17,000	\$ 17,500
Office/Admin	\$ 6,181	\$ 7,200	\$ 7,400	\$ 6,500
TOTAL OPERATING EXPENSES	\$ 136,750	\$ 174,700	\$ 162,518	\$ 167,200
CAPITAL MAINTENANCE	2019 Actual	2020 Budget	2020 Projections	2021 Budget
Marina Gate Installation	\$ 15,492			
Erosion Control	\$ 35,370			
Lodge Stained/Sealed				\$ 10,000
Road Resurfacing	\$ 54,401			\$ 175,000
Security System	\$ 3,000	\$ 10,000		\$ 10,000
Swimming Pool	\$ 4,560			\$ 20,000
TOTAL CAPITAL MAINTENANCE	\$ 112,823	\$ 10,000	\$ -	\$ 215,000
TOTAL EXPENSES	\$ 249,573	\$ 184,700	\$ 162,518	\$ 382,200
NET CASH FLOW	\$ 21,468	\$ 79,600	\$ 109,483	\$ (111,700)
BEGINNING CASH	\$ 133,894	\$ 105,192	\$ 155,362	\$ 264,845
ENDING CASH	\$ 155,362	\$ 184,792	\$ 264,845	\$ 153,145