

WINONA LAKES PROPERTY OWNERS ASSOCIATION, INC.**2016 / 2017 BUDGET****2016/2017
Budget****OPERATING INCOME:**

03000	Current Year Membership Dues	\$905,040
03001	Road Maintenance Dues	\$2,746
03008	Less Xfers and Bad Debt	-\$226,260
03030	Building Permits	\$1,000
03050	Resale Certificate Income	\$10,000
03070	Fine Schedule Income	\$5,000
03110	Snack Bar Income	\$0
03120	Miscellaneous Income	\$450
03130	Late Fees & Interest Fees (cy)	\$62,325
03140	NSF Charge	\$100
03150	Payment Plan Fee	\$3,000
03155	Renter ID Fee	\$6,000
03160	Pool Income/Guest Amenity	\$0
03165	Events/Special Project Income	\$1,000
03170	Clubhouse Rental Income	\$500

TOTAL OPERATING INCOME**\$770,901****UTILITIES:**

04000	Electric-Clubhouse	\$15,000
04001	Electric-Clubhouse Well Pump	\$600
04002	Electric-Clubhouse Parking Lot	\$650
04003	Electric-Mailbox Area	\$1,000
04004	Electric-Maintenance Building	\$3,000
04005	Electric-Section 18	\$200
04010	Telephone Lines	\$2,700
04020	Clubhouse Heat/Gas	\$5,500
04023	Water/Sewer	\$325
04025	Internet/Website Svc	\$1,200
04027	Cable / HD Service	\$1,800

TOTAL UTILITIES**\$31,975****ADMINISTRATIVE:**

05000	Payroll Taxes	\$25,552
05001	Payroll Expenses	\$973
05010	Administrative Salaries	\$85,000
	Addition of Architectual & Bldg employee	\$0
05011	Maintenance Salaries	\$109,000
05013	Pool Salaries	\$17,000
05014	Kitchen Salaries	\$0
05020	Workman's Compensation	\$6,000
05030	Employee Benefits	\$29,300
05031	Employee Contribution	-\$2,930
05041	General Legal Services	\$30,000

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		2016/2017 Budget
05050	Accounting Fees	\$21,000
	Management Company Fees	\$71,100
05055	Election Costs & Related Exp	\$5,000
05060	Bank Service/Ck Scanning Chgs	\$0
05065	Bank & Credit Card Fees	\$6,000
05070	Loan Interest Expense	\$2,500
05080	Insurance-General	\$85,000
05130	Real Estate Taxes	\$7,500
05141	Contributions	\$100
	ESSA Loan	
	TOTAL ADMINISTRATIVE	\$498,095
	<u>AMENITIES:</u>	
	Indoor Pool R&M	\$3,000
	Outdoor Pool R&M	\$2,000
06020	Food/Beverage	\$0
06022	Kitchen Supplies	\$0
06030	Events/Special Project Expense	\$5,000
06050	Common Grounds Expense	\$7,650
06115	Recreation Uniforms	\$300
	TOTAL AMENITIES	\$17,950
	<u>OFFICE:</u>	
07000	Advertising	\$150
07010	Dues, Subscriptions & Seminars	\$4,000
07020	Office Equipment Lease	\$4,700
07021	Office / Computer Equip Repair	\$1,000
07040	Postage	\$5,000
07050	Printing	\$3,500
07060	Travel Expense	\$500
07070	Office Supplies	\$4,000
07071	Office / Computer Equipment	\$250
07080	Miscellaneous Expenses	\$2,000
	TOTAL OFFICE	\$25,100
	<u>MAINTENANCE:</u>	
08000	Maintenance/Clubhouse Supplies	\$5,500
08010	Equipment Rental	\$0
08012	Backhoe Lease	\$18,120
08015	Maint Heat - Propane Exp	\$1,500
08020	Vehicle Leases	\$8,100
08030	Salt and Cinders	\$37,500
08040	Road Materials/Repairs	\$35,675

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		2016/2017 Budget
08045	Signs	\$500
08050	Maint Fuel - Gas & Diesel Exp	\$8,000
08070	Plumbing Repair & Maint	\$1,000
08080	Equipment - Repair & Maint	\$15,000
08090	Vehicle - Repair & Maint	\$30,000
08100	Facility - Repair & Maint	\$500
08105	Cleaning Expense	\$3,000
08110	Vehicle - Inspections	\$300
08115	Maint Uniform Expense	\$1,000
08120	Licenses	\$125
08130	Registrations	\$2,200
08200	Sewer Repair & Maint	\$1,000
08550	Outdoor Pool Improvements	\$0
08601	Bridge Improvement/Maint.	\$2,000
	TOTAL MAINTENANCE	\$171,020
	CONTRACTURAL SERVICES:	
09000	Pest Control	\$850
09010	Office Printer - Copies only	\$2,000
09020	HVAC	\$2,300
09040	Fire Protection	\$1,300
09050	Security System	\$1,500
09055	Security - Constable Svc	\$15,000
09060	TOPS	\$1,700
09070	Trash Removal	\$2,000
	TOTAL CONTRACTURAL SERVICES	\$26,650
	TOTAL OPERATING EXPENSES	\$770,790
	OPERATING NET INCOME/(LOSS)	\$111
	OPERATING NET INCOME/(LOSS) AFTER AUDITORS AJE	