MPR - 2016 Revised Budget Projection Income/Expenses

(Income items below represent known values as of 12/31/2016. The expenses are based on the estimates itemized below.)

	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Begining Balance	$352,507.53	$472,419.29	$454,716.77	$388,132.39	$325,047.55	$274,631.11	$233,248.60	$85,742.61	$48,516.46	$10,076.95	$13,026.63	$65,553.62	
MF/IMPA Income	$610,041.88	$48,405.54	$24,659.49	$16,025.95	$3,253.13	$8,237.65	$45,052.25	$2,107.52	$1,050.97	$9,684.85	$6,153.46	$636.50	$775,309.19
Rental	$1,769.00	$1,208.00	$2,509.12	($145.80)	$1,987.97	$0.00	$0.00	$1,628.00	$0.00	$0.00	$0.00	$0.00	$8,956.29
Other Income (Assessment Income)	$13,932.28	$663.13	$283.71	$479.96	$575.05	($43.83)	$14.06	$64.19	$1.55	$27.65	$103,000.00	$46,000.00	$164,997.75
Cash Advance from USC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$24,000.00	($14,000.00)	$0.00	$10,000.00
Expenses	($116,995.14)	($61,522.82)	($48,409.36)	($71,837.82)	($54,555.83)	($49,666.24)	($48,896.54)	($39,120.45)	($39,231.44)	($32,935.78)	($31,606.76)	($71,460.59)	($666,238.77)
**[Modified] Cash Basis Adjustments	($388,836.26)	($6,456.37)	($45,627.34)	($7,607.13)	($1,676.76)	$89.91	($143,675.76)	($1,905.41)	($260.59)	$2,172.96	($11,019.71)	$11,514.86	
Ending Balance (Available Cash)	$472,419.29	$454,716.77	$388,132.39	$325,047.55	$274,631.11	$233,248.60	$85,742.61	$48,516.46	$10,076.95	$13,026.63	$65,553.62	$52,244.39	

**The [Modified] Cash Basis of accounting is a comprehensive basis of accounting other than generally accepted accounting principles. The financial statement is presenting deferred revenues as a payable. Under generally accepted accounting principles, these payables would be an increase in revenues and fund balances. Therefore, an adjustment must be made on this spreadsheet to reflect the true ending balance of available cash.

Current Outstanding Debt

USC-2015 Adm Mgmt Fee Due	$21,426.04
USC-2016 Adm Mgmt Fee Due	$11,280.92
Due USC-Notes Payable	$28,636.48
RCI (currently to be paid at closing)	$79,092.00
Total Outstanding Debt	$140,435.44

2016 Cash Flow

2016 Beginning Balance	$352,507.53
Pre-Paid Fees	$439,785.64
2016 Deposits	$394,801.32
Total Cash Received in 2016	$1,187,094.49
Less Pre-Paid Fees	($439,785.64)
Less 2016 Expenses (as itemized below)	($666,238.77)
Less Inc/Dec in Liabilites from '15 to '16	($28,825.69)
Ending Cash in Bank - December 31, 2016	$52,244.39

2016 Montly Expense History and Projection

(^Denotes a month which has been

	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Wages - Pointe Center	$19,590.98	$16,744.62	$17,138.13	$20,876.36	$15,459.00	$14,966.12	$14,366.04	$11,536.26	$14,530.29	$11,598.12	$11,609.00	$17,065.03	$185,479.95
Wages - Grounds	$2,300.00	$1,840.00	$1,380.00	$2,300.00	$1,840.00	$460.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,120.00
Wages - Unit Maintenance	$4,868.31	$3,772.94	$4,231.51	$4,329.76	$2,324.31	$1,794.00	$2,297.13	$1,828.50	$2,300.00	$1,844.31	$1,809.81	$2,760.00	$34,160.58
Wages - Housekeeping/Clean	$5,172.28	$4,223.77	$2,468.29	$6,711.91	$6,204.40	$3,015.52	$1,081.51	$0.00	$0.00	$0.00	$0.00	$0.00	$28,877.68
Wage Reimbursements	$0.00	($26.68)	($204.22)	($568.26)	($2,522.18)	($1,918.38)	($2,033.40)	($3,168.49)	($4,599.83)	($2,014.10)	($1,684.08)	($4,553.89)	($23,293.51)
PR Tax Expense	$6,109.06	$5,053.01	$4,501.16	$5,665.54	$4,315.88	$3,532.99	$3,359.25	$2,571.07	$3,231.23	$2,581.93	$2,578.62	$3,650.50	$47,150.24
Worker's Comp Insurance	$3,756.62	$943.79	$943.79	$943.80	$943.80	$943.80	$3,065.80	$943.80	$943.80	$0.00	$0.00	$1,982.50	$15,411.50
Group Ins -Administration	$720.67	$720.67	$720.67	$720.67	$720.67	$720.67	$720.67	$720.67	$720.68	$0.00	$720.68	$720.68	$7,927.40
Group Ins - Pt Center	$1,081.01	$1,081.00	$1,081.01	$1,081.01	$1,081.00	$1,081.00	$1,081.00	$1,081.01	$1,081.00	$0.00	$1,081.00	$1,081.00	$11,891.04
Total Salaries & Wages	$43,598.93	$34,353.12	$32,260.34	$42,060.79	$30,366.88	$24,595.72	$23,938.00	$15,512.82	$18,207.17	$14,010.26	$16,115.03	$22,705.82	$317,724.88

Other Operating Expenses	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November	December	Year End Totals
Merchandise Exp/Frt Desk	$17.07	$0.00	$36.88	$54.31	$41.08	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$149.34
Lake Use Exp (ALV LLC)	$0.00	$0.00	$3,324.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,324.00
Boat Rental Expense	$0.00	$0.00	$9.10	$0.00	$17.73	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$26.83
Pontoon Expense	$0.00	$0.00	$1,358.58	$30.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,389.32
Pt Center Game/Fitness Exp	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Pt Ctr Tanning Bed/Booth Exp	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Property Insurance	$8,252.25	$2,750.75	$2,750.75	$2,750.75	$2,750.75	$2,750.75	$2,750.75	$2,750.75	$2,750.75	$2,750.75	$0.00	$0.00	$33,009.00
Liability/Vehicle/Bnd Ins	$1,615.00	$0.00	$1,620.50	$628.33	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$245.00	$4,108.83
Repair/Upkeep-Revo-Units	$1,311.02	$3,497.30	$511.54	$6,508.38	$1,448.89	$297.93	($34.05)	$0.00	($8.00)	$46.60	$0.00	$212.12	$13,791.73
Repair/Upkeep - Snack Bar	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Repair/Upkeep - Pool/Spa	$0.00	$0.00	$75.33	$0.00	$223.91	$0.00	$285.13	$180.98	$134.69	$0.00	$0.00	$751.99	$1,652.03
Repair/Upkeep - Marina	$0.00	$0.00	$10.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.40

2016 Montly Expense History and Projection

(^Denotes a month which has been

	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Repair/Upkeep - Out/Indoor Amnty	$18,636.48	$0.00	($18,636.48)	$8.30	$0.00	$30.74	$0.00	$54.86	$0.00	$0.00	$0.00	$0.00	$93.90
Repair/Upkeep - Pt Center	$223.07	$173.37	$36.20	$393.46	$129.52	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$955.62
Repair/Upkeep-Common Gr	$0.00	$0.00	$18.20	$13.00	$1,239.66	$913.80	$800.00	$800.00	$803.61	$800.00	$442.76	$27.04	$5,858.07
Equip Maint/Repair-Units	$323.02	$0.00	$0.00	$256.02	$42.50	$0.00	$256.02	$0.00	$0.00	$0.00	$0.00	$0.00	$877.56
Equip Maint/Rep-Out/Indoor Amnty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Equip Maint/Repair-Common Ground	$0.00	$0.00	$0.00	$0.00	$43.85	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$43.85
Expendable Supplies-Units	$359.48	$416.42	$288.61	$416.66	$129.82	$0.00	$0.00	$35.26	$0.00	$78.82	$0.00	$0.00	$1,725.07
Expendable Supplies-Pt Center	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$48.62	$0.00	$0.00	$0.00	$48.62
Expendable Supplies-Grounds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4.00	$0.00	$0.00	$4.00
Subcontract - Units	$0.00	$0.00	$0.00		$0.00	$0.00	$0.00	$288.75	$0.00	$0.00	$0.00	$0.00	$288.75
Subcontract-Out/Indoor Amnty	$0.00	$0.00	$0.00	$0.00	$60.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$60.00
Subcontract - Grd Maint	$0.00	$0.00	$0.00	$60.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$60.00
Replace Sm Appliances - Units	$65.75	$0.00	$46.48	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$112.23
General Maint Equip & Sup	$22.12	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22.12
Glass/Silver/Linen Replace	$10.94	$0.00	$731.73	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$742.67
Total Other Operating Expense	$30,836.20	$6,837.84	($7,818.18)	$11,119.95	$6,127.71	$3,993.22	$4,057.85	$4,110.60	$3,729.67	$3,680.17	$442.76	$1,236.15	$68,353.94

Utilities	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Water - Units	$487.49	$547.49	$329.74	$545.96	$1,117.88	$1,194.18	$594.83	$117.26	$26.80	$26.80	$26.80	$26.80	$5,042.03
Water - Pool	$126.72	$114.83	$65.95	$128.53	$753.62	$815.68	$432.41	$72.36	$27.46	$42.88	$19.43	$79.06	$2,678.93
Water - Pointe Center	$408.61	$437.06	$376.29	$376.29	$495.25	$473.27	$321.98	$108.54	$108.54	$84.42	$93.80	$92.47	$3,376.52
Water - Common Grounds	$126.72	$114.83	$65.95	$128.53	$188.40	$203.92	$108.10	$18.09	$27.47	$42.89	$19.44	$79.06	$1,123.40
Electric - Units	$2,024.40	$2,677.16	$2,305.21	$1,539.36	$1,573.88	$1,861.31	$1,460.17	$275.77	$272.30	$268.67	$260.84	$262.56	$14,781.63
Electric - Pool & Tennis	$0.00	$0.00	$0.00	$126.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$126.50
Electric - Marina	$152.27	$153.79	$132.12	$0.00	$98.99	$107.37	$91.52	$96.19	$91.40	$105.01	$128.62	$125.78	$1,283.06
Electric - Pointe Center	$1,881.79	$1,878.10	$1,825.78	$2,037.18	$1,924.87	$2,418.65	$1,964.81	$1,933.34	$1,589.28	$1,360.38	$1,179.60	$1,102.12	$21,095.90
Electric - Common Grounds	$524.75	$582.15	$518.59	$573.68	$514.63	$575.93	$584.55	$588.38	$585.34	$581.04	$587.02	$590.36	$6,806.42
Gas Exp - Units	$1,693.58	$1,631.13	$2,292.50	$916.28	$900.12	$652.44	$147.41	$65.36	$65.36	$65.36	$83.02	$237.33	$8,749.89
Gas Exp - Pool	$17.12	$17.12	$17.12	$17.12	$160.08	$261.87	$17.12	$17.12	$17.12	$17.12	$17.12	$17.12	$593.15
Gas Exp - Marina Bldg	$113.53	$183.85	$160.14	$89.82	$51.36	$27.77	$22.00	$21.14	$21.54	$21.52	$21.54	$21.52	$755.73
Gas Exp - Pointe Center	$0.00	$1,056.61	$0.00	$416.10	$136.56	$67.40	$27.26	$7.00	$7.00	$7.00	$7.00	$7.00	$1,738.93
Telephone Expense	$0.00	$79.34	($79.34)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$565.90	$565.90
Telephone Exp - All Dept	$867.52	$811.34	$1,488.42	$901.69	$1,055.94	$1,434.75	$2,093.21	($94.90)	$874.85	$955.52	$644.62	$0.00	$11,032.96
Cable TV Expense	$945.09	$945.09	$945.09	$945.09	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,780.36
Total Utilities	$9,369.59	$11,229.89	$10,443.56	$8,742.13	$8,971.58	$10,094.54	$7,865.37	$3,225.65	$3,714.46	$3,578.61	$3,088.85	$3,207.08	$83,531.31

Other Occupancy Expenses	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Pest Control - Units	$217.33	$217.33	$434.66	$1,250.00	$217.33	$220.59	$220.59	$441.18	$0.00	$220.59	$220.59	$220.59	$3,880.78
Waste & Snow Removal-Unit	$250.00	$250.00	$250.00	$262.50	$250.00	$75.00	$360.00	$65.00	$70.00	$70.00	$20.00	$20.00	$1,942.50
Property Taxes - Units	$20,816.00	$0.00	$0.00	$0.00	$0.00	$0.00	$72.84	$8,558.38	$0.00	$0.00	$0.00	$0.00	$29,447.22
Total Other Occupancy Exp	$21,283.33	$467.33	$684.66	$1,512.50	$467.33	$295.59	$653.43	$9,064.56	$70.00	$290.59	$240.59	$240.59	$35,270.50

Administrative Expenses	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Advertising Expenses (Fcl Notice)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,000.20	$0.00	$0.00	$4,000.20
Printing/Paper Expense	$536.75	$801.19	$789.03	$581.68	$433.83	$479.59	$715.50	$94.68	$381.89	$0.00	$81.03	$104.32	$4,999.49
Human Resources Exp	$0.00	$30.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$30.00
Administrative Mgmt Fees	$6,250.00	$5,000.00	$5,000.00	$6,250.00	$5,000.00	$5,000.00	$6,250.00	$5,000.00	$6,250.00	$5,000.00	$5,000.00	$17,530.92	$77,530.92
Legal Fees-Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$25,000.00	
Tax Adj Expense	$0.28	$0.66	$0.16	($0.12)	$0.75	($0.25)	($0.53)	$0.24	$0.00	$0.36	$0.00	$0.00	$1.55
Document/Deed Expense	$82.44	$1.00	$247.54	$25.74	$108.70	$3,728.06	$2,860.44	$1,134.98	$6,140.36	$965.80	$3,414.88	$904.49	$19,614.43
Accounting Services	$0.00	$0.00	$3,850.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,850.00

2016 Montly Expense History and Projection

(^Denotes a month which has been

	January^	February^	March^	April^	May^	June^	July^	August^	September^	October^	November^	December^	Year End Totals
Research For Future Dev	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Activity Expense	$59.50	$0.00	$41.89	$24.11	$53.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12.00	$190.77
Other Professional Fees	$1,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,500.00
Annual Assoc Mtg Expense	$0.00	$0.00	$0.00	$132.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$132.74
Board of Director Expense	$0.00	$0.00	$0.00	$0.00	$115.39	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$115.39
Computer/Hardware General Supplies	$1,346.98	$79.84	$140.81	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,567.63
Office Supplies	$99.20	$43.18	$322.11	$34.86	$108.84	$9.21	($0.10)	$31.36	$53.76	$128.76	$0.00	$99.73	$930.91
Computer Software Exp	$705.03	$1,822.43	($287.69)	$307.43	$432.77	$421.86	$986.15	$327.51	$389.80	$152.43	$201.93	$227.36	$5,687.01
License/Permit/Memb/Subsr	$40.00	$100.00	($40.00)	$100.47	$824.96	$40.00	$799.50	$146.00	$40.00	$40.00	$40.00	$40.00	$2,170.93
Security Exp - Marina	$0.00	$120.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$120.00
Office Equip. Repair/Maint	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$433.08	$0.00	$0.00	$182.19	$138.29	$0.00	$753.56
Postage & Freight	$45.08	$13.75	$1,495.08	$171.17	$686.50	($0.98)	$184.02	$68.00	$47.00	$728.90	$2,746.38	$17.80	$6,202.70
Ref Material & Subscript	$85.60	$38.99	$230.45	$56.62	$148.41	$133.41	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$843.48
Bank Charges	$16.89	$14.08	$26.27	$14.64	$15.59	$11.86	$11.32	$10.87	$10.24	$11.07	$11.49	$12.54	$166.86
Convenience Fee Collected	($375.00)	($231.00)	($205.50)	($70.50)	$0.00	($27.50)	($98.50)	($15.50)	$0.00	($27.50)	($70.50)	($81.00)	-$1,202.50
Credit Card Fees	$1,427.31	$706.30	$538.91	$513.33	$532.60	$456.32	$162.81	$286.77	$138.68	$138.14	$77.79	$123.55	$5,102.51
Vehicle Expense	$87.21	$94.22	$170.80	$260.28	$160.72	$118.35	$48.10	$114.59	$33.41	$28.51	$54.24	$54.24	$1,224.67
Interest Expense	$0.00	$0.00	$519.12	$0.00	$0.00	$317.24	$5.10	($17.68)	$0.00	$2.29	($1.00)	$0.00	$825.07
Total Administrative Expenses	$11,907.27	$8,634.64	$12,838.98	$8,402.45	$8,622.33	$10,687.17	$12,381.89	$7,206.82	$13,510.14	$11,376.15	$11,719.53	$44,070.95	$161,358.32
TOTAL MONTHLY EXPENSES	$116,995.32	$61,522.82	$48,409.36	$71,837.82	$54,555.83	$49,666.24	$48,896.54	$39,120.45	$39,231.44	$32,935.78	$31,606.76	$71,460.59	$666,238.95