DBLA 2016/2017 Budget Cycle

September 26, 2016

The DBR Finance Team has worked very hard to analyze all expenses and income ledgers, in order to provide a solid base for estimating the 2016 year end position. We have also considered major challenges for proposing the 2017 forecast, including thorough analysis of our Reserve Funds.

We expect the 2016 expenses to be $30,536 less than our income, which is primarily due to our employees reducing labor and contract hours while increasing work done throughout the park, and eliminating expensive office processes, as well as savings from the Green team recycling program. The Finance Team recommends the surplus be distributed:

Reserve Fund	$20,358	NTI Study Phase B&C
Capital Improvement	$10,178	Tractor for maintenance tasks

We have forecasted the 2017 expenses to income to be extremely tight, even though we are recommending an increase in the following income items:

Mail forwarding at $10.00 per month, from $20.00 all year previously
Document prep. fees at $75 buyer/$50 seller, from $35 buyer/$25 seller
Dues increase from $138.00 to $148.00 per lot, per month, to be used entirely for Replenishing our Reserve Fund, which is only 67% funded (formula is CPI change = 250.38 divided by 164.40= 1.52x1176=1787.52 divided by 12= $148.96) The Finance Team chose an increase to $148.00 per month.

The resulting expected expenses to income is forecasted to be a mere $69.00 dollars surplus. The DBR Finance Team has prepared the enclosed documents for the Board of Directors review and approval:

1. 2016 Estimated EOY Operations Summary by Category
2. 2017 Proposed Operating Budget
3. 30 Year Reserve Plan Sumary
4. 2016 Reserve Expenses and 2017 Reserve Plan
5. 2016/2017 Budget Worksheet

We look forward to the Board meeting scheduled for Friday, September 30, 2016, for approval.

Respectfully submitted by: The DBR Finance Team – CJ Stevens, Maralee Johnson, Di Holt, Michele Ransom, Susie Thrune, with support from staff - Barb Gilger and Melinda Dewey.