DBLA 2018/2019 Budget Cycle

September 24, 2018

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 2018 year end position. We have also considered major challenges for proposing the 2019 forecast, including thorough analysis of our Reserve Funds.

We expect the 2018 expenses to be $7,185 less than our income, which is primarily due to various income increases, such as electric/laundry recovery, because there are more year round leaseholders, and less office expenses, primarily due to less insurance costs. The Finance Team recommends the surplus be distributed:

Operations Savings $7,185 build 1-3 months emergency funds for unforeseen expenses, including restoration of grass/gravel due to the new septic system.

We have forecasted the 2019 expenses to income to be over by $565, which is a small amount. However, we are recommending an increase of $2.00 per lot in our dues, all designated to increase the Reserve Fund. This budget emphasizes:

Dues increase to $150 per lot, per month for 2019, all to the Reserve Fund
Adjusted staff hours, along with wage increases
Primary focus on the new septic system installation

The DBR Finance Team has prepared the enclosed documents for the Board of Directors review and approval:

1. Jan-Aug, 2018 Financial Summary
2. 2018 Estimated EOY Operations Summary
3. 2019 Proposed Operating Budget
4. Worksheet Details by General Ledger Accounts for 2018 and 2019
5. 2018 Reserve Expenses & 2019 Reserve Plan
6. 3-Minute Executive Summary
7. 30 Year Reserve Plan Summary
8. Reserve Fund Disclosure Summary (will be included by Char in October)

We appreciated presenting this draft package at the Board Work Session on Thursday, September 20, 2018. Please review this information for the October 5, 2018 BOD meeting, for approval. After BOD approval the 2019 Budget will be submitted to the leaseholders in November, and for ratification in a meeting scheduled for Friday, December 7, 2018.

Respectfully submitted by the DBR Finance Team: Michele, Ransom, Joyce Bradley, Maralee Johnson & Susie Thrune, with support from staff: Barb Gilger & Melinda Dewey, and BOD: Char Schulz & Kate Higgins.