

Lake Jeanette Association, Inc.
Board of Directors Meeting Open to the Membership
August 15, 2019

MINUTES

Present: Dixon Johnston, President; Kerrigan Smith, Vice President; Robin Stiles, Treasurer; Tom Weiss, Secretary; Jory Marino, Member at Large

Membership:	G. Horn	Southern Shores
	Peter Zanard	Southern Shores
	Sally Miller	Northern Shores
	Greg Hewitt	Northern Shores
	Venkat Iyer	Northern Shores
	Michael D'Angelo	The Point
	Van and Leanne Duncan	The Point
	Jim Harmston	The Point
	Al Skrepcinski	The Point
	Jim Blakely	Cape May
	Michele Schulz	Cape May
	Bob Neil	Cape May
	Robert McGuinness	Cape May
	Claudia Cannady and Frank Cheney	Eastern Shores Estates
	Doreen Longo	Turnstone

Manager: Deborah Roskelly, President Roskelly Management Associates LLC

Call to Order: Dixon Johnston called the meeting to order at 6:00 pm. and recognized that a quorum was established. Dixon relayed that the Board of Directors would conduct their meeting in the open forum and asked that members observing the meeting remain silent until the Board had completed its business and opened the floor to the membership for questions and concerns.

Approval of Minutes: The July 15th Board of Directors meeting minutes were approved via unanimous email vote on July 17, 2019 and posted on the Association's website the same day for review by the membership. The Agenda for tonight's meeting was included in that posting.

Review of Financials: The full set of financials was emailed to the Board for review on August 12, 2019. The Balance Sheet for July ending was placed on the monitor screen for the membership to see during this meeting. Dixon Johnston gave a summary of the Association's financial status – refer to the attached Balance Sheet.

Mid-Year Property Report July ending – Presented by Deborah Roskelly

1. **Marina Rental Summary:** The Marina revenue spreadsheet tracking revenue since 2008 was emailed to the Board for review prior to the meeting. Of note, current year revenue is \$6,562.20 more than revenue projected in the 2019 budget for the entire year, and \$8,840.82 more than the same period last year (July ending 2018). There are still 3 good rental months remaining in the year (Aug., Sept., and Oct.) so actual revenue will continue to exceed budgeted revenue for the marina. The Marina Rental Summary is attached.
2. **Home Closings:** Over the past three years, an average of 63 homes have sold throughout the Master development each year. As of July ending 2019, fifty two homes have sold. Graphs are attached showing home sales by village and region of the Master Development. The graph showing previous years' average sales compared to current year actual sales per month reflects an overall increase in home sales thus far

in 2019 as compared to previous years. Deborah shared that she speaks with almost all of the new home buyers and consistently they relay that the following attributes of this development brought them to purchase their new home:

- a. The beauty of Lake Jeanette, the manner in which it is preserved, and the recreational opportunities it offers,
- b. The Swim and Tennis Club, the manner in which it is maintained, and all the programs and recreational and fun opportunities it offers,
- c. The manner in which the property is maintained – aesthetically appealing – proud to call home.

All home closing transfer fees are given to Lake Jeanette Association by Roskelly Management Associates and as of July ending total \$8,400.00 which is \$400.00 more in revenue than projected for the entire year for this budget line item. Property management companies usually retain 100% these fees.

3. **Buffer Zone Summary:** Detail re violations and requests to work in the buffer zones of Lake Jeanette for period January 2015 through June ending 2019 was presented in a spreadsheet for review by the Board prior to this meeting. The attached graph showing the number of violations compared to the number of requests to perform work in the buffer for period 2014 through July ending 2019 was shown on the monitor so the membership could view. Of note, there is a positive shift from members violating the buffer to members submitting written requests to perform work in the buffer and not beginning such work until written authorization is granted. There is also a decline in personal property being placed in the buffer zone which accounts for the majority of all violations.
4. **Contact/Work Order Requests to Public Authorities:** A detailed report was presented to the Board prior to the open Board meeting. This report is not posted with the minutes as it contains sensitive information. Contacts and requests to public authorities include items as simple as work orders to the City for animal carcass and litter pick up at road sides and reporting street lights that are out to contacts made to the City and US Army Corps of Engineers relating to member buffer zone violations and city easement violations.
5. **Marina Operation Analysis:** The report showing period Jan. 2015 to July ending 2019 was placed on the monitor for the membership to view. This report reflects a marina profit of \$96,896.86 over the noted period of time. As discussed above, the marina is having an outstanding year regarding rental income with three good rental months remaining before year end. Consequently, profits should continue to rise. A separate report showing calendar year 2018 was also presented for comparative review. The marina profit for last year (2018) was \$16,483.36. Copies of both reports are attached.
6. **Repair all stucco columns at the Cape May entrances:** Deborah Roskelly displayed a picture of one of Cape May's stucco entrance columns and reported that she is in the process of obtaining quotes to repair the stucco on six columns and the main entrance monument. One quote has been received thus far. Additional quotes will be obtained for comparison and a quote will also be obtained for replacing the stucco with stone. Some, if not all of the current landscaping around these columns will need to be removed to make needed repairs. The current landscaping is keeping the columns moist and attributing to some of the water damage. New landscaping will consists of lower growing shrubs.

Deborah shared that she is working with the Cape May Board President (Bob Neil), Architectural Control Chair, (Jim Blakely), and an interested homeowner (Bob McGuinness) re this project so Cape May members' ideas and requests are represented specific to the columns, lettering, and landscaping.

Motion: Kerrigan Smith made a motion that Deborah obtain additional quotes to repair the stucco columns and quotes for landscaping, and that a final recommendation be presented to the Board for

consideration since this project was not included in the 2019 budget. The motion was seconded by Robin Stiles and unanimously passed.

7. **Credit Card Processing Fees:** A local bank has reviewed our existing credit card processing fees to see if they can offer a better rate than our current provider. The bank's analysis using data from January through April was presented to the Board and reflects an estimated annual savings of \$787.32 over the current provider. This savings was calculated based on January through April ending activity. The bank indicates that a greater savings should be recognized with the higher volume months of May through October. The analysis raises questions as to how some of the calculations were made, so further discussions need to take place and other options reviewed before any decisions are made to change providers.

Motion: Jory Marino made a motion that Deborah continue to research credit card processing fees at the Marina in order to obtain the best possible scenario and to look at other third party options including Stripe. Dixon Johnston seconded the motion and it unanimously passed.

8. **Update Re Lightning Strike at the Lake Jeanette Marina:** Lightning hit the Marina on July 31, 2019 between 7:30-8:00 pm. An insurance claim was filed on August 1, 2019 with State Farm. The Association's deductible is \$2,500.00. The claim is currently pending - waiting for all work to be completed. As of the date of this meeting, approximately \$12,000.00 has been quoted for repairs. Most repairs have been completed – still waiting on parts for the security camera system.

Deborah shared that the electrician informed her that when all the electric services were installed at the Marina, only one ground rod was installed. The electrician submitted a \$750.00 quote for the installation of additional ground rods to tie the camera control box and all subpanels to one loop creating a bonding ring that will take stray electricity directly to the ground.

Note: Subsequent to this meeting Deborah spoke with the Chief Electrical Inspector with the City of Greensboro who shared that anything electrical (panels, phone lines, Wi-Fi, cable boxes, security camera systems, low voltage lighting systems, irrigation boxes, metal pipes re the City's water lines, pump lift station, etc.) must be tied together with a grounding electrode system. Deborah emailed the electrician in this regard and requested an updated quote to include everything electrical at the marina and also requested that this job be permitted with a final inspection by the City of Greensboro. Deborah informed the electrician that we understand that permitting is not required, but is being requested so there is an additional level of electrical expertise relating to this job.

Tom Weiss asked Deborah to research the installation of a free standing lightning rod and Kerrigan Smith asked Deborah to research replacing the cameras with wireless devices to reduce future loss.

Specific to free standing lightning rods, Deborah contacted the following and was unable to obtain any recommendations for lightning rods (free standing or those mounted on roof tops).

- Deputy Fire Marshall Guildford County
- Starr Electric – Main Office Raleigh
- NC Office of State Fire Marshall
- NFPA (National Fire Protection Association) This agency requires a membership to answer questions. The staff member who answered the call, did share the NFPA public code #780 for the installation of fire protection devices, but reading this code provides little help specific to our question.
- State Farm Insurance to determine if liability policy premiums are reduced if lightning rods are installed. There is no reduction for the installation of lightning rods.

- Googled Lightning Rod companies and called each company noted on Google search. These companies use the same answering service that has a circular message where no one ever answers the call.

Deborah will contact the gate/camera security company to discuss wireless options and report back to the Board.

There being no further Board business, Dixon opened the floor to...

Membership Questions/Concerns: Dixon encouraged members to ask questions and share their concerns. He requested that questions be limited to one until all members had a chance to speak and shared that a second question may be presented if time allows. Members were asked to raise their hands and give their name and Village name prior to speaking.

Q. Bob Neil – Cape May: Since we have a chart relating to revenue produced per village, do we have a report that shows expenses per village? Refer to the July 15, 2019 Board of Directors meeting minutes posted on the Association’s website to review the chart Bob is referencing.

A. Deborah answered that there is not a chart or report that shows expenses per village and explained that such a report would not be meaningful because the Master Association was not established to maintain village specific property. The Master Association takes care of its owned common area property and sign and landscape easement areas designated as MCA (Master Common Area) on the various plats of the Lake Jeanette master development and enters into contracts for the maintenance and upkeep of the same as a whole unit.

The chart showing revenue produced per village was created at the request of a few homeowners present at an Annual Meeting of the Membership who wanted to know how much revenue is generated from Northern and Southern Shores. Northern and Southern Shores do not own any common area property.

Q. Frank Cheney – Eastern Shores Estates: Why is Eastern Shores not in the master HOA?

A: Deborah answered that Eastern Shores Estates is a part of the Master Development of Lake Jeanette. Items that the Master Association is responsible for maintaining are noted on the plat map for Eastern Shores Estates and these decisions were made by the Developers and recorded in the Land Records Office of the Guilford County Register of Deeds. The Master is responsible for the entrance signage and landscape for the signage at Eastern Shores Estates via a landscape easement.

Q. Jim Blakely - Cape May: Compliments to Deborah for helping individual villages and discussing items with them rather than making unilateral decisions which the Master Association could do.

A. Deborah and the Board thanked Jim for this recognition.

Q. Peter Zanard – Southern Shores: There are areas of the lake that are disappearing. For example between my lot and my neighbor’s lot there is erosion and the lake is filling in. Is dredging a possibility?

A. Dixon answered that dredging would have to be permitted and getting a permit via the US Army Corps of Engineers is unlikely. Deborah added that even if a permit could be obtained, the costs of meeting all the regulatory requirements plus the costs of dredging is prohibitive for an Association as funds to dredge a small area behind one member’s lake view lot could easily reach in excess of \$100,000.00 and there are no assurances that the Lake would maintain the dredged status. The Association does not own the lake and all lots are lake view lots. There are some

lake view lots throughout the development that have very little water behind them, but the lot does have a view of the lake.

Deborah added that she would review the plat for this lake view lot to see if there is a noted drainage swale and shared that drainage swales are to be maintained by the homeowner. Subsequent to the meeting, the plat was reviewed and there is not a drainage swale on lot 10. On the neighboring lot (11), there is a drainage maintenance easement along the 100 year flood fringe and this area, like all lake shorelines can shift its boundaries.

- Q. Doreen Longo – Turnstone Village: Who owns the berm behind my house, I have a question about the way it is being maintained?
- A. During the meeting, Ms. Longo was told that the berm is owned by Turnstone Village; however, in reviewing the plat after the meeting, the berm area in question is owned by Lake Jeanette Association. Deborah called Ms. Longo to determine her concerns re the maintenance of the berm. Ms. Longo shared that the grounds crews are blowing leaves into the edge of the wooded strip and that the mowers often hit the Duke Energy box. Deborah will contact the grounds foreman to share Ms. Longo's concerns.
- Q. Doreen Longo – Turnstone Village: Are there restrictions on the size of a boat that can be placed in a boat slip?
- A. Deborah answered that the size limit for boats on Lake Jeanette is 24 feet and this information is posted in the Rules of Use of Lake Jeanette at the Marina and on the Association's website.
- Q. Doreen Longo – Turnstone Village: Is there a waiting list for the Dry Dock storage?
- A. Deborah answered that there is not currently a waiting list, but the lot is getting close to being full with approximately 3-4 spaces available to rent. Rent is \$500 per year prorated.
- Q. Doreen Longo – Turnstone Village: Is there a daily payment for the pool?
- A. Deborah answered that the pool is a separate legal entity from the Master Association. Lake Jeanette Recreation Association is a private swim and tennis club and only offers memberships under various categories (family, single or couple with no children, senior). There is not an option for paying per visit; however guests may accompany a member for \$5.00 per visit. Guest visits are limited under the membership plan.
- Q. Bob McGuinness – Cape May: Compliments to Deborah and the Board for managing the business and affairs of the Association to such fine detail. Does the board ever consider investing the considerable amount of cash shown on the balance sheet into an interest earning account?
- A. Deborah displayed the 2019 operating budget ratified by the membership at the 2018 Annual meeting on the monitor and explained that the operating budget is created to zero out at the end of each year after a contribution to reserves is made. This year the reserve transfer is targeted at \$44,627.00. The Board considers interest earning options at year end.
- Q. Al Skrepcinski – The Point: Would it be possible to consider improvements to docks...potentially some chairs or built in benches?
- A. Deborah answered that she will obtain a quote for the addition of built in benches at each village dock and also a quote for at least 2 Adirondack chairs for each dock that would have to be bolted to the dock for security purposes. These items along with other needs throughout the Master

development will be placed on the proposed operating budget for the Board to review at year end.

Deborah asked LeAnne and Van Duncan to stand so she could thank them, on behalf of the Association, for their 24 years of volunteer service to the Lake Jeanette Community as Santa and Mrs. Claus (sometimes Chief Elf). They have made Christmas at Lake Jeanette a magical time through all these years. Van and LeAnne are retiring and will spend their holidays traveling. They have donated their Santa, Mrs. Claus, and Elf attire and all accessories to the Association.

If you would like to volunteer to be Santa, Mrs. Claus, or Chief Elf at the Lake Jeanette Marina Christmas event, please email or call Deborah Roskelly deborah@roskellymanagement.com 336-382-3663.

There being no additional questions or concerns from the membership, the meeting was adjourned at 7:20 pm.

Respectfully submitted,

Deborah Roskelly

Deborah Roskelly, President, Roskelly Management Associates LLC
Providing Property and Operations Management to Lake Jeanette Association, Inc.

Approved by Tom Weiss, Secretary on August 25, 2019 for submission to the Board of Directors.
Approved by the Board of Directors on August 27, 2019 via email and posted on the Association's website.

Lake Jeanette Association, Inc.

Balance Sheet

As of July 31, 2019

Accrual Basis

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
10015 · CAB checking	274,393.68
Total Checking/Savings	274,393.68
Accounts Receivable	
11400 · Outstanding HOA Dues	18,757.00
Total Accounts Receivable	18,757.00
Total Current Assets	293,150.68
Fixed Assets	
12000 · Equipment	1,125.73
12500 · Waikiki Paddle Boards	3,291.88
13000 · Sun Tracker Pontoon	19,863.68
13700 · 150 Skiff	12,027.00
13800 · Kayaks	1,751.00
13900 · Jon Boat	2,973.61
14000 · Village Entrance Signs & Walls	2,608.79
14500 · Village Entrance Landscaping	29,638.15
14600 · Low Voltage Lighting	88,963.34
14700 · Fido Station Replacement Kits	2,522.47
15100 · Marina Plumbing	5,505.00
15500 · Marina Building	9,178.00
15550 · Marina Heating Unit	964.22
15600 · Marina Parking Lot Gravel	3,275.00
15750 · Lake Signs	1,972.60
15800 · Marina Docks & Decks	720.56
15850 · Marina Furniture	3,744.04
15900 · Christmas Items	1,298.80
16000 · Security Items	14,885.00
20020 · Accumulated Depreciation	-58,161.80
Total Fixed Assets	148,147.07
TOTAL ASSETS	441,297.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
21007 · Sales Tax Payable	335.57
21010 · Prepaid HOA Dues	5,344.14
Total Other Current Liabilities	5,679.71
Total Current Liabilities	5,679.71
Total Liabilities	5,679.71
Equity	
32000 · Operating Fund Balance	132,174.48
Net Income	303,443.56
Total Equity	435,618.04
TOTAL LIABILITIES & EQUITY	441,297.75

See accompanying notes and accountant's compilation report

MARINA RENTAL SUMMARY

2019	Pontoon	Boat Slips	Rack Spaces	Dry Dock	Gazebo	Picnic Shelter	Kayak Rentals	Canoe Rentals	Paddle Board Rentals	Marina Memberships	Gate Card	T-shirt Sales net of costs	TOTALS	
Jan	\$0.00	\$6,120.00	\$4,505.00	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	\$0.00	27,125.00	
Feb	\$0.00	\$720.00	\$1,850.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$0.00	\$0.00	5,470.00	
Mar	\$0.00	\$0.00	\$378.27	\$884.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$25.00	\$0.00	1,888.17	
April	\$1,007.50	\$910.00	\$334.97	\$874.80	\$270.00	\$0.00	\$40.00	\$22.00	\$172.00	\$3,000.00	\$75.00	\$20.00	6,726.27	
May	\$3,192.50	\$150.00	\$241.57	\$1,582.60	\$1,340.00	\$0.00	\$167.00	\$7.00	\$190.00	\$3,200.00	\$225.00	\$0.00	10,295.67	
June	\$3,022.50	\$0.00	\$208.29	\$470.00	\$585.00	\$0.00	\$105.00	\$128.00	\$299.03	\$2,125.02	\$180.00	\$80.00	7,202.84	
July	\$3,189.50	\$565.00	\$41.65	\$1,640.10	\$435.00	\$75.00	\$306.00	\$99.00	\$713.00	\$1,000.00	\$50.00	\$40.00	8,154.25	
Aug													0.00	
Sept													0.00	
Oct													0.00	
Nov													0.00	
Dec													0.00	
YTD TOTALS	\$10,412.00	\$8,465.00	\$7,559.75	\$19,452.40	\$2,630.00	\$75.00	\$618.00	\$256.00	\$1,374.03	\$15,325.02	\$555.00	\$140.00	\$66,862.20	YTD Total

\$58,021.38 July Ending 2018

2019 Budget \$11,000.00 \$8,000.00 \$7,000.00 \$19,000.00 \$2,500.00 \$0.00 \$1,000.00 \$300.00 \$1,000.00 \$10,000.00 \$300.00 \$200.00 \$60,300.00 2019 Budget

HOME CLOSING & HOA DUES LATE FEES

2019	Transfer Closing Fees @ \$150	HOA Dues Late Fees @ \$20	TOTALS
Jan	\$600.00	\$0.00	600.00
Feb	\$450.00	\$1,920.00	2,370.00
Mar	\$450.00	\$940.00	1,390.00
April	\$900.00	\$680.00	1,580.00
May	\$2,100.00	\$360.00	2,460.00
June	\$1,950.00	\$0.00	1,950.00
July	\$1,950.00	\$0.00	1,950.00
Aug			0.00
Sept			0.00
Oct			0.00
Nov			0.00
Dec			0.00
YTD TOTALS	8,400.00	3,900.00	12,300.00

YTD Totals

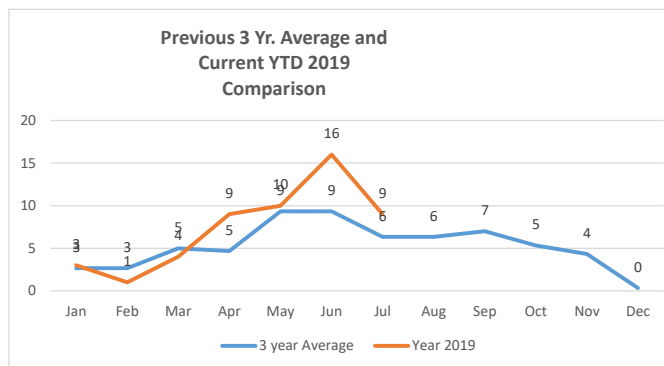
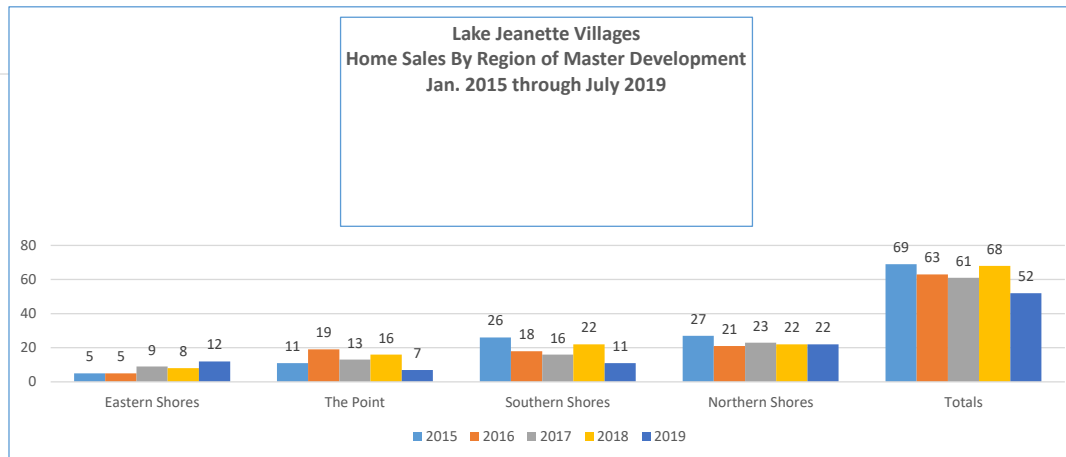
\$5,100.00 \$3,840.00 \$8,940.00 July ending 2018

2019 Budget \$8,000.00 \$4,000.00 \$12,000.00 Budget 2019

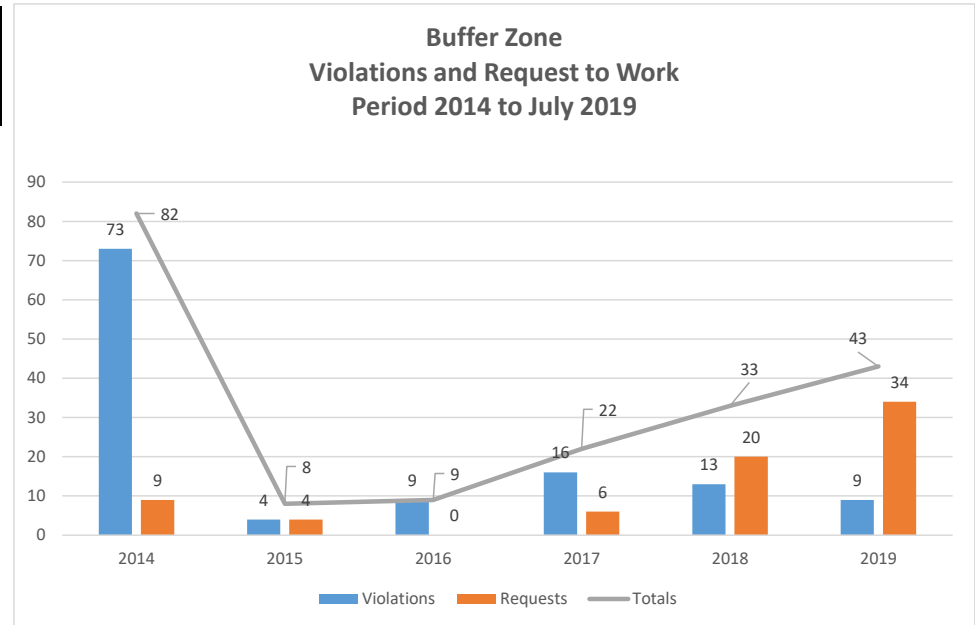
Villages	2015	2016	2017	2018	2019
Turnstone	1	2	3	2	4
Dunlin	1	1	1	0	1
Kinglet	1	0	1	2	3
Cape May	2	2	3	3	3
ES Estates	0	0	1	1	1
Point	11	19	13	16	7
Southern Shores	24	17	12	19	11
Waters Edge	2	1	3	1	0
Villa Homes	0	0	1	2	0
Northern Shores	20	12	19	12	15
DayBreak	4	9	4	8	4
NS Estates	3	0	0	2	3
Totals	69	63	61	68	52

Region	2015	2016	2017	2018	2019
Eastern Shores	5	5	9	8	12
The Point	11	19	13	16	7
Southern Shores	26	18	16	22	11
Northern Shores	27	21	23	22	22
Totals	69	63	61	68	52

	2016	2017	2018	Total Prev. 3 Yrs	Avg. 3yrs.	2019	
	1	2	5	8	3	3	Jan
	4	3	1	8	3	1	Feb
	3	4	8	15	5	4	Mar
	6	5	3	14	5	9	Apr
	6	8	14	28	9	10	May
	9	14	5	28	9	16	Jun
	12	5	2	19	6	9	Jul
	3	9	7	19	6		Aug
	7	3	11	21	7		Sep
	3	8	5	16	5		Oct
	8	4	1	13	4		Nov
	1	0		1	0		Dec
Totals	63	65	62	190	63	52	



	2014	2015	2016	2017	2018	2019
Violations	73	4	9	16	13	9
Requests	9	4	0	6	20	34
Totals	82	8	9	22	33	43



Lake Jeanette Association, Inc.
Analysis of Marina Operations
Period: Actual Calendar Year 2018
Prepared by Roskelly Management Associates LLC
Reviewed and Approved by LBA Haynes Strand PLLC
Reviewed and Approved by Lake Jeanette Board of Directors

Marina Revenue Cost Centers	2018 Actual
Marina Memberships	11,775.00
Dry Dock Storage Space Rental Revenue	20,039.47
Boat Slip Space Rental Revenue	8,437.00
Rack Space Rental Revenue	7,709.70
Pontoon Boat Rental Revenue	11,387.91
Kayak Rental Revenue	1,072.02
Canoe Rental Revenue	431.00
Paddle Board Rental Revenue	2,023.31
Gazebo Rental Revenue	2,659.27
Gate Card Revenue	600.00
T- shirt Sales (net of costs)	220.00
TOTAL REVENUE	66,354.68

Marina Expense Cost Centers	2018 Actual
Duke Energy	10,039.06
Cell Phone (half of the line item)	1,046.65
Wifi	978.24
Electrical Repairs	762.45
Plumbing Repairs	490.47
Fire Inspections	118.90
Pest Management	1,136.00
Marina Back Flow Test (only one backflow)	87.00
Playground Mulch	0.00
Toiletry & Cleaning Supplies	38.33
Copying and Mailing Marina Space Rentals	125.97
Office Supplies & Equipment	111.50
Credit Card Purchases Marina	1,246.42
Gas for Pontoon & Patrol Boat	1,036.61
Credit Card Processing Fees for Rentals	1,385.97
Boat maintenance & Reupholster Pontoon Covers	2,863.94
Marina G.L. Property & Watercraft Insurance	1,373.00
Marina Umbrella Insurance	1,840.00
Marina D&O Insurance	6,522.00
Property Taxes	6,716.93
Office Alarm & Monitoring	239.88
Marina Gate and Camera Maint.	0.00
Marina Staffing	11,712.00
TOTAL EXPENSES \$	49,871.32

MARINA'S CONTRIBUTION TO OVERHEAD \$ 16,483.36

Lake Jeanette Association, Inc.
 Analysis of Marina Operations
Period: January 2015 through July Ending 2019
 Prepared by Roskelly Management Associates LLC
 Reviewed and Approved by LBA Haynes Strand PLLC
 Reviewed and Approved by Board of Directors

Marina Revenue Cost Centers	Revenue Jan. 2015 - May 2019	Revenue June 2019	Revenue July 2019	Revenue Jan. 2015 - July 2019
Dry Dock Storage Space Rental Revenue	69,565.12	470.00	1,640.10	71,675.22
Marina Memberships	57,362.49	2,125.02	1,000.00	60,487.51
Boat Slip Space Rental Revenue	35,759.88	0.00	565.00	36,324.88
Rack Space Rental Revenue	35,659.78	208.29	41.65	35,909.72
Pontoon Boat Rentals	55,046.16	3,022.50	3,189.50	61,258.16
Kayak Rentals	6,309.74	105.00	306.00	6,720.74
Canoe Rentals	2,974.31	128.00	99.00	3,201.31
Paddle Board Rentals	12,729.86	299.03	713.00	13,741.89
Gazebo & Picnic Shelter Rentals	14,650.14	585.00	510.00	15,745.14
Gate Card Revenue	2,635.20	180.00	50.00	2,865.20
T- shirt Sales (net of costs)	1,192.94	80.00	40.00	1,312.94
Sale of Abandoned Canoes and Kayaks	1,515.00	0.00	0.00	1,515.00
TOTAL REVENUE	295,400.62	7,202.84	8,154.25	310,757.71

Marina Expense Cost Centers	Expenses Jan. 2015 - 5/31/19	Expenses June 2019	Expenses July 2019	Expenses Jan. 2015 - July 2019
Duke Energy	41,734.06	664.30	652.26	43,050.62
Cell Phone	4,993.75	94.04	96.31	5,184.10
Wifi	3,803.37	83.48	83.48	3,970.33
Electrical Repairs	6,759.15	0.00	501.25	7,260.40
Plumbing Repairs	3,663.15	0.00	0.00	3,663.15
Fire Inspections	615.18	0.00	121.41	736.59
Pest Management - Marina building	1,800.00	0.00	0.00	1,800.00
Marina Back Flow Test	348.00	0.00	0.00	348.00
Playground Mulch	2,560.00	0.00	0.00	2,560.00
Toiletry & Cleaning Supplies	1,232.82	0.00	0.00	1,232.82
Copying and Mailing Marina Space Rentals	1,124.11	154.79	0.00	1,278.90
Office Supplies & Equipment	4,408.79	53.13	70.95	4,532.87
Credit Card Purchases Marina	9,769.73	74.92	133.48	9,978.13
Gas for Boats	753.28	151.27	198.39	1,102.94
Credit Card Processing Fees for Rentals	6,881.09	352.04	312.95	7,546.08
Boat Maintenance (patrol & Pontoon) + Upholstery (Pontoon)	10,472.75	0.00	332.81	10,805.56
Marina G.L. Property Watercraft	4,290.00	0.00	1,430.00	5,720.00
Marina Umbrella	7,247.00	0.00	1,840.00	9,087.00
Marina D&O	15,415.80	0.00	0.00	15,415.80
Property Taxes	19,211.04	0.00	0.00	19,211.04
Office Alarm & Monitoring	1,587.26	239.88	0.00	1,827.14
Marina Gate and Camera Maint.	5,660.50	0.00	340.00	6,000.50
Marina Staffing	51,548.88			51,548.88
TOTAL EXPENSES	\$ 205,879.71	\$ 1,867.85	\$ 6,113.29	\$ 213,860.85

MARINA'S CONTRIBUTION TO OVERHEAD \$ 89,520.91 \$ 5,334.99 \$ 2,040.96 \$ 96,896.86
 1/1/15-5/31/19 1/1/15 - 7/31/19