2016 BUDGET
BIMINI AT TC #4

Account	Account Name	2015 Budget	2016 Budget
Operating Income			
605000.0000	Association Fee	58,861.17	54,224.50
605220.0000	Master Association Fees	47,131.52	44,797.92
602400.0000	Application Fee Income	0.00	0.00
603800.0000	Late Fees	0.00	0.00
605730.0000	Reserve Income	8,888.00	9,137.69
605810.0000	Prior Years Income	0.00	0.00
Sub-total Income		114,880.69	108,160.11
681500.0000	Reserve Funding	(8,888.00)	(9,137.69)
Total Operating Income		105,992.69	99,022.42
Operating Expenses			
Utilities			
610100.0000	Electric	400.00	410.00
610300.0000	Water/Sewer	12,200.00	13,900.00
Total Utilities		12,600.00	14,310.00
Maintenance			
634000.0000	Janitorial - Contract	1,335.00	1,350.00
642760.0000	Termite Warranty	1,661.00	600.00
646600.0000	General Maintenance	5,000.00	6,132.50
648611.0000	Roof-Cleaning Contract	1,545.00	1,850.00
648613.0000	Roof-Maintenance Contract	858.00	860.00
Total Maintenance		10,399.00	10,792.50
Administrative Expense			
660200.0000	Legal	200.00	200.00
660281.0000	Division Filing Fees	76.00	100.00
660300.0000	Auditing & Accounting Fees	100.00	100.00
660370.0000	Office Expense	500.00	450.00
681300.0000	Other Taxes Licenses Permits	111.36	0.00
681400.0000	Insurance	29,411.81	21,000.00
681625.0000	Flood Insurance	5,463.00	7,272.00
681650.0000	Master / General Assoc Fees	47,131.52	44,797.92
Total Administrative		82,993.69	73,919.92
Total Operating Expenses		105,992.69	99,022.42

2016 BUDGET
BIMINI AT TC #4

Account	Account Name	2015 Budget	2016 Budget
Net Operating Income/(Loss)		0.00	0.00
Net Income/(Loss)		0.00	0.00

Per Unit Contribution Calculation

No of Units:	$	6,760.01
	$	1,690.00

Signature: [signature]

Date: 11-16-15

2016 RESERVE SCHEDULE
BIMINI AT TC #4

Reserve Account	Account #	Est Life	Remaining Life at 12/31/2015	Replacement Cost	Projected Balance 12/31/2015	Total Additonal Funding Rquired	2016 Contribution
Painting Expense	870000.4465	5	3	$ 16,952	$ 10,489	$ 6,463	$ 2,154
Roof	870000.4600	25	13	$ 167,224	$ 76,442	$ 90,782	$ 6,983
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
			1	$ -	$ -	$ -	$ -
Total Reserves				**$ 184,176**	**$ 86,931**	**$ 97,245**	**$ 9,138**
Unallocated Interest					$ -		
Total					**$ 86,931**		

Signature: [signature]

Date: 11-16-15