



**Town of Southern Pines  
Monday April 25, 2016, 3:00 PM,  
C. Michael Haney Community Room, Southern Pines Police Department  
450 West Pennsylvania Avenue**

**Worksession Agenda**

- 1. Request to Discuss Welcome To Southern Pines Lease Renewal**
- 2. Request to Discuss the Freight Station Proposal**
- 3. Request to Discuss Conditional Use Permit for Major Subdivision along Clark Street; Petitioner, Koontz Jones Design**
- 4. Updated Draft 2016/17 General Fund and Utility Revenue & Expenditures**

## **NORTH CAROLINA**

## **LEASE AGREEMENT**

### **MOORE COUNTY**

THIS LEASE is made this \_\_\_ day of May 2016, by and between WELCOME TO SOUTHERN PINES, INC., referred to as “lessee” and the TOWN OF SOUTHERN PINES, referred to as “Lessor.”

1. Lessor leases to Lessee for Lessee’s sole and exclusive use those portions of the premises known as the Southern Pines Train Station, located at or about Broad Street and New Hampshire Avenue, Southern Pines, North Carolina, consisting of the northern-most room within the structure. In addition, Lessee and Lessor and other occupants and invitees may use in common with others, those portions of the building reasonably necessary for access to or use of those portions of the building, the use of which each is otherwise entitled.\

2. Lessee leases and accepts the premises on an “as is” basis on the \_\_\_ day of May, 2016, at which time the premises are deemed ready for occupancy as contemplated by this agreement.

3. The term of this lease commences on the \_\_\_ day of May 2016, and runs for a period of one (1) year, with an automatic renewal of (1) year, unless either party provides ninety (90) days’ notice of termination, which either party may give at any time.

4. Lessee agrees to lease the premises during the term of this lease at no charge.

5. Lessee shall be responsible for all expenses for telephone, utilities, or supplies for the leased premises with the exception of water and sewer services, which will be supplied by the Lessor.

6. Lessee shall provide and pay for any expenses for improvements, repair or maintenance of the interior of the leased premises during the period of the lease including the expense of replacing/repairing any broken windows. Lessor will provide maintenance and repair to the exterior of the building, as well as general maintenance and repair to the HVAC system.

7. Lessor will provide maintenance and upkeep of the grounds adjacent to the leased premises in a manner consistent with that practiced during the period prior to this lease and shall, upon reasonable notice, provide such maintenance and upkeep prior to any event scheduled for the leased premises, if reasonably needed.

8. Signs may be used or installed only with the express permission of Lessor, but

permission shall be deemed to have been given for signs already installed. Exterior signs must conform to all current ordinances.

9. Lessee shall not modify or make improvements to the premises, other than minor repairs, without the consent of the Lessor, which consent shall not be unreasonably withheld. It is agreed that all repairs, modifications, additions, or improvements shall be and become a permanent part of the real estate and, as such, the property of the Lessor.

10. Lessee, throughout the period of its occupancy shall cause the premises to be cleaned with sufficient frequency and in a manner sufficient to maintain the premises in a state of cleanliness consistent with reasonable standards for offices and public areas.

11. The leased premises during the term of this lease shall be used exclusively for a **Welcome Center and Cultural History Museum**, though it may serve as host space to temporary events, subject to the limits outlined in Item 13.

12. Should the buildings upon the leased premises be destroyed or rendered unfit for use and occupancy by fire or other casualty, this lease shall thereupon terminate.

13. Lessee may not assign this lease, but may sublet any part of the premises subject to the written consent of Lessor. Lessee may allow temporary use of the leased premises for other purposes, with and only with, the Lessor's Director of Public Services or designee's prior approval. Temporary use shall be defined as leasing the space on an hourly basis for no more than three (3) consecutive days, not more than twice to the same individual/group in any given calendar year.

14. Lessee on termination of this lease may remove all fixtures installed at Lessee's expense so long as they may be and are removed without damage to the premises. All expenses of such removal, including the return to original state at time of initial lease any portion of premises damaged as a result of installation/removal of said fixture(s), shall be paid by Lessee and same shall be completed by the time this Lease terminates.

15. If any obligation of Lessee under this lease remains unsatisfied for ten (10) days after notice by Lessor to Lessee, Lessor may, at its option, declare this lease terminated and canceled, and take possession of said premises.

16. This Lease Agreement constitutes the entire understanding between the parties and shall not be modified except in writing signed by the parties. This lease is binding on the parties hereto, their heirs, and permitted assigns.

17. The designation Lessor and Lessee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Lessor and Lessee have executed this lease agreement in duplicate.

LESSOR: TOWN OF SOUTHERN PINES

By: \_\_\_\_\_  
Mayor, Town of Southern Pines

LESSEE: WELCOME TO SOUTHERN PINES, INC.

By: \_\_\_\_\_  
President

# Town of Southern Pines Business Proposal

## 305 Trackside

305 Trackside will be an urban/industrial event venue, located in the historic Seaboard Air Line Freight Depot at 305 NW Broad St. The owners, Tori King and Mary Kate Lambeth of Boondocks Photography, have extensive knowledge in various types of venues, coordinating events, wedding planning, and running a successful business.

We are proposing a 3-5 year lease and plan to upfit the building in \$75,000-\$100,000 worth of updates that will stay with the building if/when we are to no longer occupy the space. The upfits include (pending approval):

### EXTERIOR

- Rails around the decking to bring the building up to code. Rails will be architecturally compatible with the building and surrounding vernacular of the downtown area.
- Bring the building up to ADA code with handicap accessible ramp in rear of building, add appropriate number of paved ADA parking space to gravel area in rear of building.
- Secure fascia boards that are fallind down around the overhang area.
- New light fixtures

### INTERIOR

- Install sprinkler system throughout
- Update electrical and bring it up to code
- Add men's and women's restrooms
- build wall to separate our space from CSX space
- Infill cracks in floors from under the floor system, to prevent falls, but not change the original flooring.
- New lighting inside
- Bring sewer and water to the building

The building will be primarily used for weddings and receptions, but can also be used for corporate events, fundraisers, galas, parties, town meetings, business meetings, conferences, political events, and various other events needing a venue. The total occupancy load will be roughly 250 people.

This building and business will benefit the whole town. During wedding events, the salons will get business, The Jefferson Inn will get guests, guests will eat at restaurants, drink coffee in town, go to bars afterwards, shop at local stores. Not only does the town benefit through increased business and traffic to the area, but we plan to allow the town use of the building; to possibly include town council meetings, other meeting space when not occupied with weddings, annual town events.

It's important to us that this building be used and seen. We hope to open it during First Friday, park a food truck out back, obtain a beer/wine and liquor license, serve drinks, open the building and let it be used. If there aren't weddings during Spring and Fall fest, we want the building to be opened to the public and enjoyed. There will be bathrooms and seating, indoor/outdoor space, we can let vendors rent some space. We are open to duscussion on how this building can not only benefit as an event venue, but benefit the entire town, be enjoyed by the people of the town and used by those who are visiting.

305

Southern

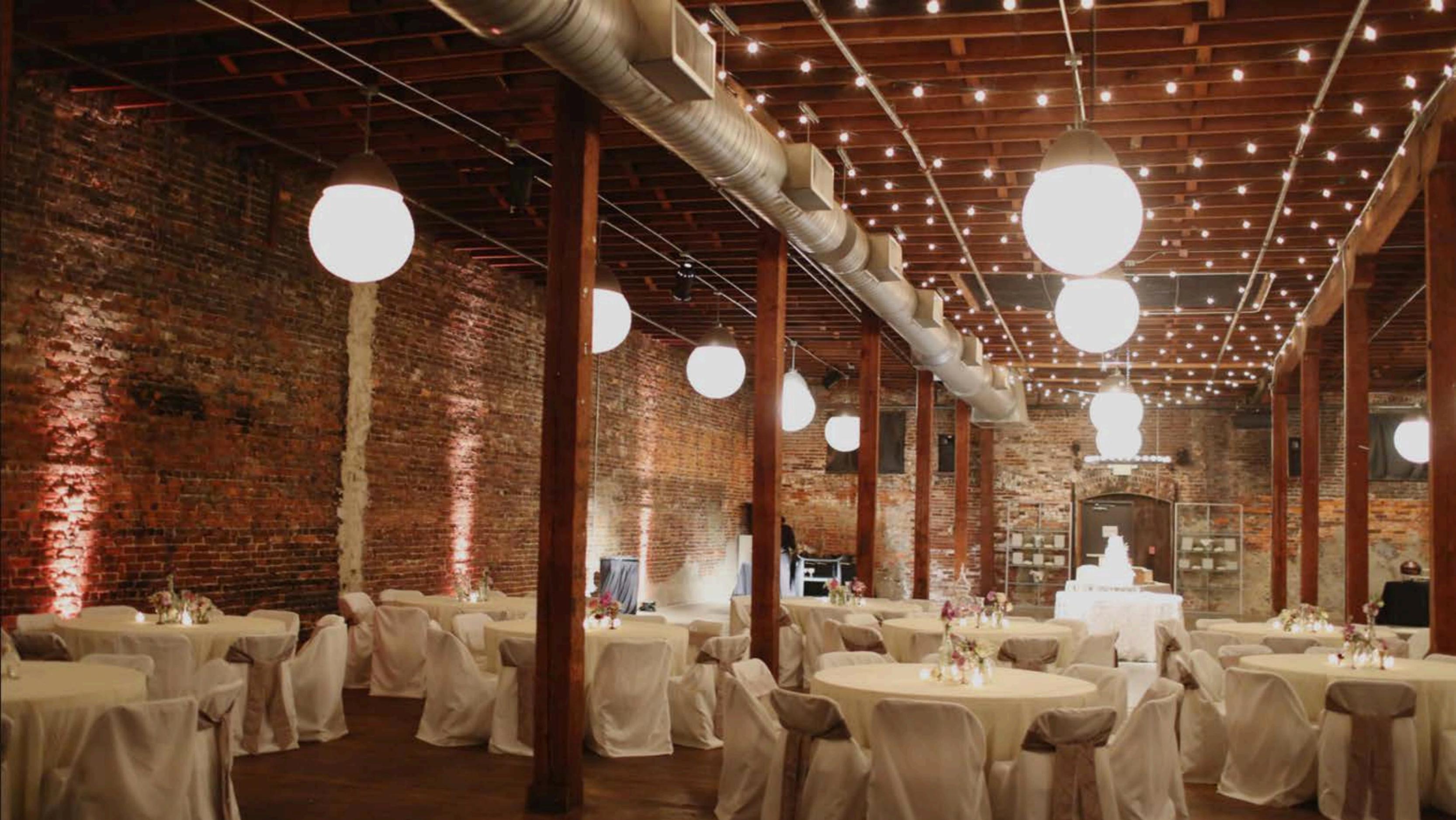
THROUGH  
THE HEART  
OF THE  
SOUTH

Pines

Trackside







## Work Session Agenda Item

**To:** Reagan Parsons, Town Manger  
**Via:** Bart Nuckols, Planning Director  
**From:** Chris Kennedy, Senior Planner  
**Subject:** CU-03-16; Written Decision and Conditional Use Permit for Major Subdivision along Clark Street; Petitioner, Koontz Jones Design  
**Date:** April 25, 2016

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### **CU-03-16; Written Decision and Conditional Use Permit for Major Subdivision along Clark Street; Petitioner, Koontz Jones Design**

Per Section 2.14.6 (F) (11) “A written decision must be approved for every quasi-judicial application, either by entering the decision at the end of the hearing or at a subsequent meeting of the Hearing Body, which shall generally be the next scheduled meeting. As part of the written decision, the Hearing Body must make findings of fact and conclusions as to applicable standards and any conditions. The Chair may direct the Planning Director or Town Attorney to draft a written decision for approval by the Hearing Body at its next regularly scheduled meeting, which approval may be on a consent agenda.” Staff has prepared both the Written Decision and the Conditional Use Permit document for the application CU-03-16. If the Written Decision is approved by the Town Council, the Mayor will sign the Written Decision and the original will be delivered to the petitioner with staff maintaining a copy of the document in the file. If the Conditional Use Permit document is approved by the Town Council, a copy of the Conditional Use Permit document will be delivered to the petitioner who will then be required to record the document and deliver a copy of the recorded instrument to the Planning Department for the file.

#### **Attachments:**

- Written Decision for CU-03-16
- Conditional Use Permit for CU-03-16

#### **The Town Council may wish to take one of the following actions:**

1. No action;
2. Accept the Conditional Use Permit and the Written Decision for CU-03-16 as prepared by the Town staff;
3. An action listed above with the following conditions...
4. Action not listed above...

# TOWN OF SOUTHERN PINES

## REGULAR BUSINESS MEETING OF THE TOWN COUNCIL

April 12, 2016

7:00 pm

Douglass Community Center  
1185 W. Pennsylvania Avenue

## DECISION OF THE BOARD

**Petitioner: Koontz Jones Design**

**Case Number: CU-03-16**

The meeting was called to order with five (5) members present and the Chairman declared that a quorum was present. The petitioner, Mr. Bob Koontz appeared before the Board on behalf of Koontz Jones Design. The oath was administered to the witnesses prior to their testimony.

### Matter at Issue:

#### CU-03-16 Conditional Use Permit: Major Subdivision Application for a Single-Family Detached Residential Development along Clark Street; Petitioner, Koontz Jones Design

On behalf of the petitioner Koontz Jones Design, Mr. Bob Koontz is requesting the approval of a residential development project located along Clark Street that will require a Conditional Use Permit application for a Major Subdivision. Per Section 2.20 *Major Subdivisions* of the Unified Development Ordinance any subdivision of land creating greater than five (5) lots requires a Conditional Use Permit. The proposed development consists of a total of ten (10) lots, thereby the proposal will require a CUP. The subject property received the approval of a minor subdivision for five (5) lots in November 2015. The current request is for a major subdivision to further subdivide lot 5 as shown on the November 2015 minor subdivision plat (see attachments) into an additional five (5) lots, creating a total of ten (10) lots from the parent tract; one (1) lot will serve as open space with the remaining nine (9) lots designated for single-family detached development. The subject property is comprised of 5.99 acres and is zoned RS-1 (Residential Single-Family – 1). The property is identified by the following: PIN: 85820071105 (PARID: 20150368). Per the Moore County Tax records, the property owner(s) are listed as Bradford Village LLC.

Mr. Bob Koontz, presented the case for the approval of Conditional Use Permit CU-03-16. Mr. Koontz submitted into evidence the following items: a preliminary plat; a written response outlining the project's compatibility with the criteria set forth in the Unified Development Ordinance for a Preliminary Plat and a Conditional Use Permit for a Major Subdivision. Mr.

Koontz addressed the questions from the Town Council and the public present at the public hearing.

**United States Fish & Wildlife Service (USFWS)**, in an email delivered to staff through the executive director of the Regional Land Use Advisory Commission (RLUAC) prior to the hearing USFWS expressed concern for the proposed project relative to the removal of mature pines as it relates to potential effects on the red cockaded woodpecker and its habitat. Mr. Koontz specifically addressed questions regarding the removal of mature pines on the site. Mr. Koontz explained that the developer would strive to retain the mature pines by strategically grading the site and only removing vegetation in the footprint of the homes and the driveway locations. Mr. Koontz further elaborated on the open space of the proposed project and provided additional detail to the easement in the rear of the properties connecting each home to the larger open space lot.

**Mr. Pete Mace**, a partner in the proposed project, stated that the removal of existing vegetation would be minimized to the best of the developer's abilities. Mr. Mace further stated that in addition to reducing the impacts on the RCW habitat, even though this area is in an inactive cluster, the developer wants to keep the existing vegetation to reduce potential noise pollution from the adjacent CSX railway. Mr. Mace also stated that the developer would be placing rear yard fences to reduce the noise pollution in conjunction with the retained vegetation.

**Mr. Marsh Smith**, questioned the petitioner as to whether the project would provide engineered stormwater or would it need to apply for the Watershed Protection Permit which allows for the property to take advantage of the 5/70 exemption.

**Mr. Bob Koontz**, responded to the stormwater questions and stated that the development would develop in a manner that would not require the need for the 5/70 exemption under the Watershed Protection Permit.

**Town Staff**, Town Manager Reagan Parsons and Senior Planner Chris Kennedy provided an overview of the regulations and requirements of the 5/70 exemption and the Watershed Protection Permit.

**Town Council Action:** Hearing all evidence submitted by the petitioner and any comments from those in attendance, the Town Council then closed the public hearing. After a period of discussion and deliberation the Town Council made the following findings of fact on the application:

**Findings of Fact:**

The following findings of fact were made by the Board as required by Section 2.20.5(G):

***Finding of Fact #1***

- 1) **I move that as a finding of fact that the application is complete and that the facts submitted are relevant to the case, in that**
- a. The request for Preliminary Plat approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices; and,
  - b. The facts submitted are relevant to the case as the evidence submitted was sworn testimony done so by qualified experts or provided through substantiated documentation.

***Finding of Fact #2***

- 1) **I move that as a finding of fact the application complies with Section 2.20.5(G) Criteria for a Preliminary Plat, Criteria 1-6, in that...**

**2.20.5 (G) Criteria**

1. **The application is consistent with the approved Sketch Plat, if applicable.**  
Not Applicable.
2. **The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;**  
This project is consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines. The development pattern also meets the land use goals defined by the CLRP by adding development where public utilities are available and developing infill locations near downtown Southern Pines.
3. **The proposed subdivision complies with the UDO and applicable state and federal regulations;**  
This proposed preliminary plat complies with the standards and restrictions of the UDO and other applicable state and federal regulations.
4. **The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;**  
The proposed subdivision is compatible and consistent with the existing RS-1 (Residential Single-Family – 2 [10,000sf lots]) zoning district of the property. All residential lots proposed on the preliminary plat meet the size, density, and setback requirements of the current RS-1 zoning district. The development complies with the standards of the UDO as described for the RS-1 zoning district. Lot sizes, density, site access, and circulation are permissible and compatible with the existing RS-1 district zoning classification. The surrounding properties are development in a similar manner as the proposed preliminary plat. Uses directly across Clark Street from this property include other RS-1 zoned properties, GB (General Business) and RM-2 (Residential Multi-Family -2 [5-7 dwelling

units/acre]) uses. The subdivision and increased number of units of the RS-1 parcel are compatible with all of these surrounding uses.

**5. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties;**

The proposed subdivision is compatible with the adjacent properties will not be detrimental to the adjacent properties.

**6. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development;**

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. The lots front on Clark Street and are configured in the same manner as most other lots along Clark Street. These lots will have adequate access to accommodate emergency and waste removal vehicles.

**The Town Council then voted on whether the proposed *Preliminary Plat* is consistent with the adopted *Comprehensive Long Range Plan* and any other applicable officially adopted plan.**

By a vote of 5-0, the Town Council voted that the proposed *Preliminary Plat* is consistent with the Future Long Range Plan Map within the *Comprehensive Long Range Plan* document and the proposed use is consistent with the goals and objectives of the *Comprehensive Long Range Plan* document and other applicable plans.

By a vote of 5-0, the Town Council voted to approve the Preliminary Plat with no conditions.

**The following findings of fact were made by the Board as required by Section 2.21.7:**

*Finding of Fact #1*

- 1) **I move that as a finding of fact that the application is complete and that the facts submitted are relevant to the case.**
  - a. The request for a Conditional Use Permit approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices; and,
  - b. The facts submitted are relevant to the case as the evidence submitted was sworn testimony done so by qualified experts or provided through substantiated documentation.

*Finding of Fact #2*

- 1) **I move that as a finding of fact the application complies with Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F, in that...**

**2.21.7 Criteria**

**A Conditional Use is permitted only if the Applicant demonstrates that:**

**A. The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;**

This proposed development will comply with all regulations of the RS-1 zoning district and any applicable supplemental use regulations. Any lots created will meet the minimum lot size requirement of 10,000 square feet and provide appropriate setbacks for the RS-1 zoning district. Access will meet the Town's requirements as all lots front to the existing Clark Street and are consistent with the rest of the surrounding neighborhood.

**B. The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;**

The conditional use meets the standards of the zoning district and is in character with the surrounding properties. Uses directly across Clark Street from this property include other RS-1 zoned properties, GB (General Business) and RM-2 (Residential Multi-Family -2 [5-7 dwelling units/acre]) uses. The subdivision and increased number of units of the RS-1 parcel are compatible with all of these surrounding uses.

**C. Adequate public facilities shall be provided as set forth herein;**

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. The lots front the existing Clark Street and are configured in the same manner as most other lots along Clark Street. These lots will have adequate access to accommodate emergency and waste removal vehicles.

**D. The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;**

This project will not impede the development of surrounding properties as it is in conformance with the surrounding development and zoning classifications as described in Item B of this exhibit.

**E. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare;**

This residential neighborhood will continue the existing development pattern in the neighborhood and will conform to all development standards of the UDO and engineering requirements of the Town. As a result, the use will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood.

**F. The public interest and welfare supporting the proposed use shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.**

The conditional use is in compliance with the established development pattern and is in context with the underlying zoning district. This project is also consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines. The development pattern also meets the land use goals defined by the CLRP by adding development where public utilities are available and developing infill locations near downtown Southern Pines.

**The Town Council then voted on whether the proposed *Conditional Use Permit* is consistent with the adopted *Comprehensive Long Range Plan* and any other applicable officially adopted plan.**

By a vote of 5-0, the Town Council voted that the proposed *Conditional Use Permit Application* is consistent with the Future Long Range Plan Map within the Comprehensive Long Range Plan document and the proposed use is consistent with the goals and objectives of the Comprehensive Long Range Plan document and other applicable plans.

By a vote of 5-0, the Town Council voted to approve the Conditional Use Permit with no conditions.

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**Decision of the Board:**

The requests under application CU-03-16 for Preliminary Plat Approval and Conditional Use Permit Approval were approved by the Town Council with no conditions.

This is the 25<sup>th</sup> day of April, 2016.

FOR THE TOWN COUNCIL:

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David McNeill, Mayor

cc: Douglas Gill, Esq.  
Southern Pines Planning Department  
Southern Pines Planning Board  
Reagan Parsons, Town Manager  
Southern Pines Town Clerk  
David McNeill, Mayor  
Mike Fields, Mayor Pro Tem  
Fred Walden  
Jim Simeon  
Teresa Van Camp

Koontz Jones Design



**THIS CONDITIONAL USE PERMIT MUST BE RECORDED AND PROOF OF  
RECORDATION PROVIDED TO THE TOWN OF SOUTHERN PINES PRIOR TO THE  
ISSUANCE OF ANY PERMITS.**

The undersigned owners of the above-described property acknowledge the receipt and issuance of the Conditional Use Permit and the conditions as set forth in this document.

BAILEY PINES, LLC

By: \_\_\_\_\_

MICHAEL PAGET, Registered Agent

By: \_\_\_\_\_

**When recording show owners as Bailey Pines, LLC**

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STATE OF NORTH CAROLINA

COUNTY OF MOORE

I certify that the following person personally appeared before me this date, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: BAILEY PINES, LLC

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed name of Notary Public

{Official Seal}

My Commission Expires: \_\_\_\_\_

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**When recording show owners as Bailey Pines, LLC**

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, \_\_\_\_\_, a notary public, certify that MICHAEL PAGET, either personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally came before me this day and acknowledged that he/she is the REGISTERED AGENT OF BAILEY PINES, LLC, a North Carolina corporation and he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# MEMORANDUM

TO: Town Council  
Reagan Parsons

FROM: Crystal Gabric

DATE: April 13, 2016

SUBJECT: Updated Budget

The following items have been updated in the General and Utility Fund budgets due to more current information:

## General Fund

Revenue amounts have been updated to reflect the final tax valuation from Moore County as well as more current sales tax revenue data. There has also been an update to the Special Appropriations account in the Legislation budget to include the Economic Incentive amount.

## Utility Fund

Both the Sewage Treatment Expense and Sewer Revenue have been increased 2% to reflect the increase in Moore County sewage treatment charges.

The revised General Fund available fund balance and Utility Fund retained earnings is listed below:

\$ 401,084	Available Fund Balance 04/05/16
(11,034)	Reduction in tax revenue FY 16-17
23,900	Increase in Article 39 Sales Tax FY 15-16
4,900	Increase in Article 40 Sales Tax FY 15-16
2,000	Increase in Article 42 Sales Tax FY 15-16
4,000	Increase in Article 44 Replacement Sales Tax FY 15-16
12,000	Increase in Legislation Special Appropriations FY 16-17
3,000	25% Reserved Fund Balance for Special Appropriations FY 16-17
<u>\$ 409,850</u>	Available Fund Balance 04/25/16
\$ 5,029,950	Retained Earnings 04/05/16
44,800	Increase in Sewer Revenue - 2%
<u>32,700</u>	Increase in Sewage Treatment Expense - 2%
<u>\$ 5,042,050</u>	Retained Earnings 04/25/16

Please let me know if you have any questions.

TOWN OF SOUTHERN PINES  
 UTILITY FUND  
 RETAINED EARNINGS SUMMARY  
 2016-2017

	ACTUAL 2014-2015	BUDGET 2015-2016 as of 03/31/16	EXPECTED REVENUES EXPENDITURES 2015-2016	BUDGET 2016-2017
Available Retained Earnings - Beginning	\$ 4,230,956	\$ 5,250,738	\$ 5,250,738	\$ 5,542,173
Total Revenues	<u>7,160,945</u>	<u>6,654,604</u>	<u>7,331,534</u>	<u>7,052,723</u>
Total Funds Available	11,391,901	11,905,342	12,582,272	12,594,896
Total Expenditures	6,141,163	6,546,261	6,440,099	6,652,846
Transfers Out	<u>-</u>	<u>600,000</u>	<u>600,000</u>	<u>900,000</u>
Available Retained Earnings - Ending	<u><u>\$ 5,250,738</u></u>	<u><u>\$ 4,759,081</u></u>	<u><u>\$ 5,542,173</u></u>	<u><u>\$ 5,042,050</u></u>

TOWN OF SOUTHERN PINES  
GENERAL FUND  
BUDGET SUMMARY  
2016-2017

	ACTUAL 2014-2015	BUDGET 2015-2016 as of 03/31/16	EXPECTED REVENUES EXPENDITURES 2015-2016	BUDGET 2016-2017
Available Fund Balance - Beginning	\$ 5,168,432	\$ 5,552,329	\$ 5,552,329	\$ 6,681,665
Total Revenues & Reserve Increases	<u>16,197,326</u>	<u>15,972,106</u>	<u>16,864,604</u>	<u>14,910,100</u>
Total Funds Available	21,365,758	21,524,435	22,416,933	21,591,765
Total Expenditures	14,905,129	15,810,021	15,535,268	16,487,532
Transfers Out to Capital Projects	<u>908,300</u>	<u>200,000</u>	<u>200,000</u>	<u>572,500</u>
Available Fund Balance - Ending	<u>\$ 5,552,329</u>	<u>\$ 5,514,414</u>	<u>\$ 6,681,665</u>	4,531,733
Less 3 Months Expenditures				4,121,883
Available Fund Balance - FYE 06/30/15				<u>\$ 409,850</u>