

<b>ANNUAL BUDGET REPORT</b>			
<b>PRO FORMA OPERATING BUDGET</b>			
<b>2017</b>			
			<b>BUDGET</b>
	<b>Description</b>		<b>185</b>
<b>Acct No</b>	<b>Monthly Assessment</b>		<b>\$990</b>
<b>INCOME</b>			
<b>4000</b>	<b>Assessment</b>		<b>\$2,197,800</b>
<b>4002</b>	<b>Earthquake Ins Assessment</b>		
<b>4007</b>	<b>Sublease Rent (MLL)</b>		<b>\$166,189</b>
<b>4010</b>	<b>Late Fees and Interest</b>		<b>\$5,000</b>
<b>4015</b>	<b>Preferred Mooring Fees</b>		<b>\$22,200</b>
<b>4025</b>	<b>Transfer Fees</b>		
<b>4150</b>	<b>Vending Machines</b>		
<b>4035</b>	<b>Full size vehicle parking fee</b>		<b>\$6,000</b>
<b>4040</b>	<b>Second Cart Parking fee</b>		<b>\$6,500</b>
<b>4045</b>	<b>Rack Storage Fee</b>		<b>\$1,500</b>
<b>4050</b>	<b>Boat Storage Fee</b>		<b>\$6,000</b>
<b>4055</b>	<b>Class III Assessment</b>		<b>\$29,700</b>
<b>4150</b>	<b>Interest</b>		
<b>4175</b>	<b>Rental Income</b>		<b>\$6,000</b>
<b>4176</b>	<b>Verizon Lease</b>		<b>\$16,000</b>
<b>4177</b>	<b>Massage Room Fees</b>		
<b>4200</b>	<b>Refunds</b>		
<b>4875</b>	<b>Prior Year Carryover</b>		
<b>4950</b>	<b>Other Income</b>		
<b>TOTAL INCOME</b>			<b>\$2,462,889</b>
<b>EXPENSE</b>			
<b>7050</b>	<b>Appraisals</b>		<b>\$0</b>
<b>7070</b>	<b>Auto Expense</b>		<b>\$15,000</b>
<b>7110</b>	<b>Bank Charges</b>		<b>\$500</b>
<b>7160</b>	<b>Education and Travel</b>		
<b>7165</b>	<b>Contingencies</b>		<b>\$5,000</b>
<b>7170</b>	<b>Contributions</b>		
<b>7180</b>	<b>Computer Support</b>		<b>\$1,500</b>
<b>7250</b>	<b>Dues and Subscriptions</b>		<b>\$150</b>
<b>7292</b>	<b>Fees/Penalties</b>		

7294	Freight		\$5,000
7295	Functions And Meetings		\$6,800
7296	Golf Course etc. supplies		\$3,700
7329	Insurance Earthquake		
7330	Insurance, general		\$300,000
7331	Insurance, group health		\$155,000
7332	Insurance, workers comp.		\$70,000
7333	Disability Insurance		\$3,500
7334	Janitorial Supplies		\$18,000
7335	Internet Site		\$3,000
7340	Landscaping/Groundskeeping		
	Plumbing	\$1,000	
	Electrical	\$1,000	
	Tools	\$1,500	
	Plants	\$2,000	
	Grounds Upkeep	\$5,000	
	Equipment Upkeep	\$1,500	
	Tree Trimming Expense	\$8,000	
	Other		
	Total	\$20,000	\$20,000
7390	Legal and Professional		
	Accounting	\$16,000	
7390	Legal and Professional	\$15,000	
	Legal Transfer		
	Legal Collection		
	Total	\$31,000	\$31,000
7395	Lift Station		
7397	Mooring Fees		\$65,000
7470	Office		\$2,500
7475	Housekeeping & Rooms		
7480	Outside Services		
7489	Pest Control		\$10,000
7490	Pier and Dock		\$16,750
7530	Postage		\$1,500
7540	Reproduction and copying		\$4,000
7550	Recreation Expense		
7560	Reserve Study		\$2,500
7609	Inspections		
7610	Repairs and Maintenance		
	Appliances	\$2,000	
	Boat Storage		

	<b>Buildings</b>	<b>\$16,000</b>	
	<b>Davit</b>		
	<b>Drywall</b>	<b>\$1,000</b>	
	<b>Elevator</b>	<b>\$3,000</b>	
	<b>Equipment</b>	<b>\$2,000</b>	
	<b>Fencing</b>	<b>\$4,000</b>	
	<b>Fire Equipment</b>		
	<b>Hardware Tools</b>	<b>\$6,000</b>	
	<b>Mooring Maintenance</b>	<b>\$12,000</b>	
	<b>Gate</b>		
	<b>Piano</b>	<b>\$200</b>	
	<b>Plumbing</b>	<b>\$800</b>	
	<b>Pool</b>	<b>\$15,000</b>	
	<b>Road</b>		
	<b>Security System</b>	<b>\$2,000</b>	
	<b>Sewage Lines</b>	<b>\$5,000</b>	
	<b>Signage</b>	<b>\$1,000</b>	
	<b>Total</b>	<b>\$70,000</b>	<b>\$70,000</b>
<b>7630</b>	<b>Fire Alarm System</b>		<b>\$25,000</b>
<b>7635</b>	<b>Supplies</b>		
	<b>Paint</b>	<b>\$37,000</b>	
	<b>Plumbing</b>	<b>\$2,000</b>	
	<b>Electrical</b>	<b>\$3,000</b>	
	<b>Washer/Dryer</b>	<b>\$3,000</b>	
	<b>Maintenance</b>	<b>\$5,000</b>	
	<b>Other</b>		
	<b>Total</b>	<b>\$50,000</b>	<b>\$50,000</b>
<b>7650</b>	<b>Licences and Permits</b>		<b>\$1,200</b>
<b>7661</b>	<b>Taxes</b>		
<b>7670</b>	<b>Transportaion</b>		
<b>7682</b>	<b>Trees</b>		
<b>7690</b>	<b>Payroll Taxes</b>		<b>\$75,000</b>
<b>7692</b>	<b>Payroll Acct Fee</b>		<b>\$3,600</b>
<b>7695</b>	<b>Payroll</b>		
	<b>Administrative</b>	<b>\$140,000</b>	
	<b>Maintenance</b>	<b>\$180,000</b>	
	<b>Painting</b>	<b>\$145,000</b>	
	<b>Security</b>	<b>\$145,000</b>	
	<b>Landscaping</b>	<b>\$140,000</b>	
	<b>Bonus</b>		
	<b>Other</b>		

	<b>Total</b>	<b>\$750,000</b>	<b>\$750,000</b>
<b>7701</b>	<b>Property Taxes</b>		<b>\$10,000</b>
<b>7750</b>	<b>State Taxes</b>		<b>\$1,000</b>
<b>7770</b>	<b>Telephone</b>		<b>\$45,000</b>
<b>7780</b>	<b>Uniforms</b>		<b>\$3,000</b>
<b>7810</b>	<b>Uilties</b>		
	<b>Hazardous Waste Removal</b>	<b>\$3,000</b>	
	<b>Trash Removal</b>	<b>\$14,000</b>	
	<b>Electricity</b>	<b>\$80,000</b>	
<b>7810</b>	<b>Water</b>	<b>\$70,000</b>	
	<b>Other</b>		
	<b>Total</b>		<b>\$167,000</b>
<b>7990</b>	<b>Miscellaneous</b>		
<b>8000</b>	<b>Transfer to Reserves</b>		<b>\$350,000</b>
<b>8004</b>	<b>Transfer to Reserves--Class III</b>		<b>\$3,000</b>
<b>8025</b>	<b>MLL Payment</b>		<b>\$166,189</b>
<b>9500</b>	<b>Provision Fed Tax</b>		<b>\$2,500</b>
	<b>TOTAL EXPENSES</b>		<b>\$2,462,889</b>
	<b>NET INCOME</b>		<b>\$0</b>