

ANNUAL BUDGET REPORT				
PRO FORMA OPERATING BUDGET				
2020				
				CLASS III
	Description		185	5
Acct No	Monthly Assessment		\$930	\$685
INCOME				
4000	Assessment		\$2,064,600	\$41,100
4002	Earthquake Ins Assessment		\$94,799	
4007	Sublease Rent (MLL)		\$94,500	
4010	Late Fees and Interest			
4015	Preferred Mooring Fees		\$27,400	\$721
4025	Transfer Fees			
4150	Vending Machines			
4035	Full size vehicle parking fee		\$5,000	\$132
4040	Second Cart Parking fee		\$7,000	\$184
4045	Rack Storage Fee		\$1,000	\$26
4050	Boat Storage Fee		\$5,000	\$132
4055	Class III Assessment		\$41,100	
4150	Interest			
4175	Rental Income			
4176	Verizon Lease		\$19,000	\$500
4177	Massage Room Fees			
4200	Refunds			
4875	Prior Year Carryover		\$0	\$0
4950	Other Income			
TOTAL INCOME			\$2,359,399	\$42,795
EXPENSE				
7050	Appraisals			
7070	Auto Expense		\$15,000	\$395
7110	Bank Charges		\$400	
7160	Education and Travel			
7165	Contingencies		\$3,000	\$79
7170	Contributions			
7180	Computer Support		\$500	\$13
7250	Dues and Subscriptions		\$200	\$5

7292	Fees/Penalties			
7294	Freight		\$3,000	\$79
7295	Functions And Meetings		\$5,000	\$132
7296	Golf Course etc. supplies		\$2,000	\$53
7329	Insurance Earthquake		\$94,799	\$2,495
7330	Insurance, general		\$450,000	\$4,300
7331	Insurance, group health		\$180,000	\$4,000
7332	Insurance, workers comp.		\$100,000	\$2,000
7334	Janitorial Supplies		\$15,000	\$395
7335	Internet Site		\$3,000	\$79
7340	Landscaping/Groundskeeping			
	Plumbing	\$500		
	Electrical	\$500		
	Tools	\$2,000		
	Plants			
	Grounds Upkeep	\$1,500		
	Equipment Upkeep	\$500		
	Tree Trimming Expense	\$10,000		
	Other			
	Total	\$15,000	\$15,000	\$395
7390	Legal and Professional			
	Accounting	\$12,500		
7390	Legal and Professional	\$10,000		
	Legal Transfer			
	Legal Collection			
	Total	\$22,500	\$22,500	\$592
7395	Lift Station			
7397	Mooring Fees		\$70,000	\$1,842
7470	Office		\$2,500	\$66
7480	Outside Services			
7489	Pest Control		\$8,000	
7490	Pier and Dock		\$25,000	\$658
7530	Postage		\$1,000	\$26
7540	Reproduction and copying		\$5,000	\$132
7550	Recreation Expense			
7560	Reserve Study		\$2,000	
7609	Inspections			
7610	Repairs and Maintenance			
	Appliances	\$2,000		
	Boat Storage			
	Buildings	\$15,000		

	Davit			
	Drywall			
	Elevator	\$5,000		
	Equipment	\$1,000		
	Fencing			
	Fire Equipment	\$5,000		
	Hardware Tools			
	Mooring Maintenance	\$19,000		
	Gate			
	Piano			
	Plumbing	\$5,000		
	Pool	\$12,000		
	Road			
	Security System			
	Sewage Lines			
	Signage	\$500		
	Total	\$64,500	\$64,500	\$1,697
7630	Fire Alarm System		\$22,000	\$579
7635	Supplies			
	Paint	\$20,000		
	Plumbing	\$2,000		
	Electrical	\$3,000		
	Washer/Dryer	\$3,000		
	Maintenance	\$4,700		
	Other			
	Total	\$32,700	\$32,700	\$861
7650	Licences and Permits		\$1,500	\$39
7661	Taxes			
7670	Transportaion			
7682	Trees			
7690	Payroll Taxes		\$63,252	\$1,665
7692	Payroll Acct Fee		\$11,000	\$289
7695	Payroll			
	Administrative	\$150,000		
	Maintenance	\$185,000		
	Painting	\$125,000		
	Security	\$160,000		
	Landscaping	\$133,000		
	Bonus			
	Other			
	Total	\$753,000	\$753,000	\$15,560

7701	Property Taxes		\$12,000	\$316
7750	State Taxes		\$3,000	\$79
7770	Telephone		\$45,000	\$1,184
7780	Uniforms		\$5,000	\$132
7810	Utilities			
	Hazardous Waste Removal	\$8,000		
	Trash Removal	\$25,000		
	Electricity	\$40,000		
7810	Water	\$50,000		
	Other			
	Total	\$123,000	\$123,000	\$2,500
7990	Miscellaneous			
8000	Transfer to Reserves		\$100,000	
8025	MLL Payment		\$94,500	
9500	Provision Fed Tax		\$6,050	\$159
	TOTAL EXPENSES		\$2,359,401	\$42,794
	NET INCOME		-\$2	\$1