

2019

Income (no dues)	\$783,752	CAP IMP	\$0
Cost of goods	\$95,000	Project\Contingency Total	\$110,000
Total Payroll	\$391,520		
Professional fees	\$24,750		
Administrative	\$334,750		
Repairs/Maint	\$228,800		
Consumables	\$43,850	Gross Profit	\$1,180,096
Dues	\$491,344	Total Expense	\$1,152,170
Other			
Income	\$8,350	Projected End Balance	-\$5,724

Jan - Dec 19

## Income

4010 · INCOME UDI DUES & FEES	\$130,465
4020 · INCOME CONDO DUES & FEES	\$360,880
4028 · Fines/Cancellation Fees	\$200
4030 · SALES STORE - TAXABLE	\$90,000
4040 · SALES STORE - NON TAXABLE	\$1,600
4065 · Sales Transfer Tanks	\$1,500
4070 · SALES GEN LABOR	\$500
4080 · SALES LP GAS	\$2,300
4090 · SALE OF FIREWOOD	\$7,500
4100 · PUBLIC PARK MODEL RENTAL FEES	\$90,000

4120 · INCOME COAST TO COAST FEE	\$1,000
4125 · RPI FEES	\$0
4130 · REVENUES MINI-GOLF	\$0
4150 · PUMP OUT FEES	\$20,000
4160 · STORAGE REVENUES	\$2,000
4165 · CAMPER RELOCATION FEES	\$0
4170 · LAUNDRY VENDING MACHINES COMMIS	\$3,000
4185 · ACTIVITIES FEES	\$0
4210 · SITE FEES OPEN TO PUBLIC	\$305,000
4215 · VISITOR WRISTBANDS	\$3,000
4216 · RENTAL EQUIPMENT FEES - Golf carts	\$30,000
4217 · ADDITIONAL GUEST/VEHICLE FEES	\$0
4220 · SEASONAL SITES	\$214,152
4221 · PUBLIC SEASONAL WRISTBANDS	\$12,000
4240 · REVENUE SPECIAL ASSESSMENT	\$0
4999 · UNCATEGORIZED INCOME	\$0
<b>Total Income</b>	<b>\$1,275,096</b>

**Cost of Goods Sold**

<b>Total COGS</b>	<b>\$95,000</b>
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<b>Gross Profit</b>	<b>\$1,180,096</b>
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### Expense

<b>Payroll</b>	<b>6010 · HOUSEKEEPING</b>	<b>\$28,880</b>
	<b>6020 · STORE</b>	<b>\$62,400</b>
	<b>6025 · PARK OFFICE</b>	<b>\$82,500</b>
	<b>6040 · SECURITY</b>	<b>\$28,200</b>
	<b>6050 · MAINTENANCE</b>	<b>\$112,960</b>
	<b>6045 FOOD SERVICE</b>	<b>\$4,800</b>
	<b>6070 · POOL</b>	<b>\$71,780</b>
	<b>6071 · ACTIVITIES</b>	<b>\$0</b>
	<b>6072 · VACATION</b>	<b>\$0</b>
	<b>6073 · BONUS</b>	<b>\$0</b>
	<b>Total WAGES</b>	<b>\$391,520</b>

<b>Professional Fees</b>	<b>6090 · ACCOUNTING FEES</b>	<b>\$10,000</b>
	<b>6110 · LEGAL FEES</b>	<b>\$5,000</b>
	<b>6111 · OTHER PROFESSIONAL FEES</b>	<b>\$0</b>
	<b>6112 · COLLECTION EXPENSE</b>	<b>\$1,250</b>
	<b>6114 · ENTERTAINMENT SERVICES</b>	<b>\$6,000</b>
	<b>6115 · CONSULTANT SERVICES</b>	<b>\$2,500</b>
	<b>Total PROFESSIONAL FEES</b>	<b>\$24,750</b>

<b>Administrative</b>	<b>6120 · ADVERTISING - MGNT/ADM{in hous}</b>	<b>\$0</b>
	<b>61221 · PRINT TELEPHONE,NEWSPAPERS,GUIDE</b>	<b>\$45,000</b>
	<b>61222 · RADIO/TELEVISION/Social Media</b>	<b>\$5,000</b>

61223 · COMMUNITY OUT REACH,SPONSORSHIP	\$2,000
6122 · ADVERTISING - OUTSIDE VENDOR - Billboard	
Total ADVERTISING - OUTSIDE VENDOR	\$52,000

#### 6124 - Merchant Services

6125 · BAD DEBT EXPENSE	\$50,000
6130 · BANK CHARGES-Credit Card Process/Merchant Services	\$15,000
6135 · CASH OVER/SHORT	\$1,000
6139 · CUSTOMER COMPENSATION	\$500
6140 · DEPRECIATION EXPENSE	\$40,000
6150 Health Ins Reimburse	\$12,300
6160 · RENT - FOOD SERVICE MACHINES	\$500

Repair & Maintenance	6171 · GASOLINE	\$5,000
	6172 · DIESEL	\$2,000
	Total GASOLINE - GRNDS & MAINT	\$7,000

Administrative	6190 · PROP/EQUIP/CRIME/LIABILITY	\$20,000
	6191 · AUTO	\$0

<b>6200 · MANAGEMENT/ADMINISTRATION D&amp;O</b>	<b>\$10,000</b>
<b>6205 · WORKERS COMPENSATION INSURANCE</b>	<b>\$20,000</b>
<b>6210 · POOL &amp; WTRSLIDE LIABILITY</b>	<b>\$10,000</b>
<b>6185 · INSURANCE</b>	
<b>Total INSURANCE</b>	<b>\$60,000</b>

**6219 · LICENSES/TRADE SHOWS**

<b>6220 · LICENSES/TRAINING CERT - ADMIN</b>	<b>\$6,500</b>
<b>6223 · TRADE SHOWS/CONVENTION FEES</b>	<b>\$2,500</b>

**6226-Employee CLOTHING \$1,200**

<b>6230 · CONSUMABLE SUPPLIES-Office</b>	<b>\$6,500</b>
<b>6231 · NEW/REPLACEMNT OFFICE EQUIPMENT</b>	<b>\$2,500</b>
<b>6233 · COMPUTER SOFTWARE</b>	<b>\$2,500</b>
<b>6240 · POSTAGE &amp; MAILING EXPENSES</b>	<b>\$2,500</b>
<b>6250 · OFFICE RENTAL EQUIP/MEMEBERSHIPS</b>	<b>\$12,000</b>
	<b>\$0</b>
<b>Total 6225 · OFFICE EXPENSES</b>	<b>\$36,200</b>

**6227 SUNRISE PANORAMA \$6,500**

<b>6232 · Web Hosting/Merchant Services</b>	<b>\$500</b>
<b>6260 - ACTIVITY EXPENSES</b>	<b>\$4,000</b>

	6286 · Project\Contingency (RESERVES)	\$110,000
	6287 · CAPITAL IMPROVEMENTS	\$0
Repair & Maintenance	6290 · RECREATION AMENITIES	\$3,000
	6291 · ELECTRICAL SITES PEDASTALS	\$500
	6292 · Electrical & Lighting	\$2,500
	6293 · Plumbing (Fresh Water Systems)	\$2,000
	6294 · SEPTIC (LIFT /DUMP STATIONS)	\$3,000
	6296 · WI-FI REPAIRS	\$1,000
	6297 · Telephone/Radio & Comm Systems	\$1,000
	6298 · PARK SIGNAGE/FLAGS/BULLETIN BD	\$1,000
	6299 · FENCING	\$800
	6310 · GROUNDS	\$7,500
	6311 HVAC	\$3,000
	6312 Roads	\$12,000
	6313 · ADULT POOL	\$1,000
	6314 · WATER SLIDES	\$1,500
	6316 · SWIMMING POND	\$6,500
	6320 · ACTIVITY POOL	\$20,000
	6321 · VEHICLES	\$4,500
	6322 · MAINTENANCE EQUIPMENT & TOOLS	\$2,500
	6323 · PARK MODELS	\$2,500

6325 · STORE	\$1,000
6327 · BATH HOUSES/PORTABLE RESTROOMS	\$3,000
6329 · PAVILION	\$1,000
6285 · REPAIR & MAINTENANCE EXPENSE - Other	\$0
<b>Total REPAIR &amp; MAINTENANCE EXPENSE</b>	<b>\$80,800</b>

<b>Administrative</b>	6332 · GOLF CART RENTAL FEES	\$15,000
	6333 · ACTIVITY RENTAL EQUIPMENT	\$5,000
	6334 · TRAVEL/LODGING MGNT/ADMIN	\$2,500
	6330 - RENT - MGNT/ADMIN (Town hall)	\$750
	6479 travel expense\mileage	\$2,500
	6480 · TRAVEL EXP - MEALS	\$500
	<b>Total RENT - MGNT/ADMIN</b>	<b>\$26,250</b>

63322Security cart rental \$0

6340 · WASTE MGNT - PARK	\$50,000
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<b>Consumable Supplies</b>	6350 · ACTIVITIES	\$3,500
	6360 · CLEANING CHEMICALS/EQUIPMENT/Bathroom Paper	\$15,000
	6370 · (MISC) GROUNDS & MAINT	\$1,800
	6371 · LANDSCAPING	\$1,000

6372 · VEHICLE MAINTENANCE	\$500
6373 · SEPTIC	\$500
6374 · TRANSFER TANK INSTALL MATERIALS	\$1,000
6375 Electrical	\$200
6376 · HVAC	\$100
6377 · Lighting	\$250
6378 · CARPENTRY	\$500
6379 · PAINTING	\$1,000
6380 · MINI GOLF EQUIPMENT	\$1,000
6390 · POOL CHEMICALS	\$12,000
6391 · ADULT POOL CHEMICALS	
6392 · AQUATIC	\$1,500
6394 · WRISTBANDS	\$2,000
6395 · STORE SALES (CUPS, ETC.)	\$500
6400 · RESERVATIONS (SITE TAGS, ETC)	\$1,000
6401 · SECURITY	\$500
6345 · CONSUMABLE SUPPLIES - Other	\$0
Total CONSUMABLE SUPPLIES	\$43,850

Administrative	6440 Real estate tax	\$13,000
	64402-Sales Tax	\$50,000
	6441 · DOCUMENT FEES	\$0
	6450 · PARK/att	\$1,500
	6455 · INTERNET	\$12,000
	6460 · CELL	\$3,000



Total TELEPHONE EXPENSES	\$16,500
6479 · TRAVEL EXP	
6480 · TRAVEL EXP - MEALS	\$0

Repair & Maintenance	6490 · GRNDS & MAINT PROPANE	\$20,000
	6491 · Grnds & Maint Power WPS	\$26,000
	6500 · POOL/WATERSLIDE PROPANE	\$0
	6510 · (RENTAL UNITS) PROPANE	\$0
	6512 · (RENTAL UNITS) SATELITE TV	\$2,500
	Total · UTILITIES	\$48,500

6501 · Pools/Waterslide Power WPS	\$10,000
6511 · (Rental Units) Power WPS	\$0
6515 · (Seasonal Units) Power WPS	\$30,000
6516 · Sites Power WPS	\$2,500

Administrative	6561 · FEDERAL UNEMPLOYMENT	\$50,000
	Total PAYROLL EXPENSES	\$50,000
	66900 · Reconciliation Discrepancies	\$0

Total Expense	\$1,152,170
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#### Other Income

4190 · RENT INCOME SIGNS	\$3,500
4191 Land rental	\$4,350
7030 · OTHER INCOME - Other	\$500
Total 7030 · OTHER INCOME	\$8,350

## Other Expense

<b>6430 · INCOME TAX EXPENSE</b>	<b>\$42,000</b>
<b>8010 Other (Tax 08-11)</b>	
<b>Total Other Expense</b>	<b>\$42,000</b>

<b>Projected Year End Surplus(net income)</b>	<b>-\$5,724</b>
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Proposed Condo dues increase 5%

Proposed UDI dues increase 5%

Proposed Seasonal dues increase 5%

### (Proposed)

	Current Active Members	2019 Dues	Projected Dues Income
Condo Members	208	\$1,735.00	\$360,879.75
UDI Members	22	\$1,360.00	\$29,919.99
UDI Seasonal 1 YR	4	\$2,355.15	\$9,420.60
UDI Seas 3 Yr 2017	11	\$1,957.00	\$21,527.00
UDI Seas 3 Yr 2018	30	\$2,035.00	\$61,050.00
UDI Seas 3 Yr 2019	4	\$2,136.74	\$8,546.96
Public Seas Members 1 Yr	20	\$2,620.80	\$52,416.00
Public Seas 3 Yr 2017	12	\$2,257.25	\$27,087.00
Public Seas 3 Yr 2018	41	\$2,288.00	\$93,808.00
Public Seas 3 Yr 2019	17	\$2,402.40	\$40,840.80