

Neptune House 2016 Budget

Revenues

Maintenance Fees	\$ 910,110
Late/Interest Fees	\$ -
Rental Income	\$ -
Sale of Units	\$ -
Bad Debt Recovery	\$ -
Vending/Other	\$ -
Total Revenue	\$ 910,110

Expenses

Operating Expenses

General & Administrative	\$ 143,407
Operations	
Utilities (Heat, Water, Electric)	\$ 84,382
Phone/Internet/Cable	\$ 21,066
Other	\$ 20,713
Total Operations	\$ 126,162
Unit Cleaning	\$ 106,866
Maintenance & Repair	\$ 107,069
Taxes & Insurance	\$ 59,036
Total Operating Expenses	\$ 542,539

Adjustments and Investments

2015 Special Assessment Deficit Shortfall	\$ 20,000
Extra Pool Demolition Costs	\$ 4,200
Offset to collected & spent 2016 fees	\$ 40,000
Legal Expenses	\$ 25,000
Reserve Study	\$ 8,000
Reserve Fund	\$ 71,720
Total Adjustments and Investments	\$ 168,920

Bad Debt Expense* **\$ 198,100**

Total Expenses **\$ 909,559**

Revenue and Bad Debt Calculation

	<u>Billable Shares*</u>	<u>Fee</u>	<u>Total Billable</u>	<u>Anticipated Bad Debt</u>
Float	160	\$1,015	\$ 162,400	\$ 112,000
Efficiency	48	\$1,142	\$ 54,816	\$ 6,312
One Bed	326	\$1,269	\$ 413,694	\$ 47,638
Two Bed	200	\$1,396	\$ 279,200	\$ 32,150
Total	734		\$ 910,110	\$ 198,100

* The Neptune House has 1,173 shares (23 units for 51 weeks). Of those, 439 are owned by the Neptune House Owners Association which does not pay Maintenance Fees. That leaves 734 units owned and billable. In 2015, 628 units paid their annual maintenance fees. The 2016 Budget assumes a similar percentage of fixed week owners will not pay, and a higher percentage of float owners will not pay as we transition to Proposition 30.