

**NEPTUNE HOUSE  
PRESENTATION BUDGET  
2019**

REVENUE		OPERATING EXPENSES DETAIL	
ANNUAL ASSESSMENT INCOME	620,205	POOL OPERATIONS	14,164
AMENITIES CONSTRUCTION INCOME	57,734	REPAIRS AND MAINTENANCE	37,580
SALES REVENUE	5,000	CONTRACT LABOR	35,334
RENTAL INCOME	16,119	LAUNDRY/LINEN	20,861
BAD DEBT RECOVERY	11,955	ELECTRICITY	21,463
RESERVE INCOME	90,616	INTERNET AND TELEPHONE	15,714
MEMBER INTEREST FEES	1,000	HEATING OIL	13,251
<b>TOTAL REVENUE</b>	<u><u>802,629</u></u>	SEWER	14,067
		GUEST/UNIT/CLEANING SUPPLIES	14,319
<b>EXPENSES</b>		ROOM EQUIPMENT REPLACEMENT	8,391
OPERATING EXPENSES	232,707	WATER	8,136
ADMINISTRATIVE EXPENSES	128,965	TRASH REMOVAL	5,181
FIXED EXPENSES	60,796	CABLE TELEVISION	7,443
PAYROLL EXPENSE	218,686	MISCELLANEOUS EXPENSES	5,811
BAD DEBT EXPENSE	15,372	PROPANE	4,803
PHASE II POOL CONSTRUCTION	83,200	PAINTING	2,376
RESERVE PROJECTS AND RESERVE ADDITIONS	62,904	SECURITY	2,683
		PEST CONTROL	1,130
<b>TOTAL EXPENSE</b>	<u><u>802,630</u></u>	<b>SUBTOTAL OPERATING EXPENSE</b>	<u><u>232,707</u></u>
		<b>ADMINISTRATIVE AND GENERAL EXPENSE DETAIL</b>	
<b>FIXED EXPENSES DETAIL</b>		MANAGEMENT FEES	58,380
INSURANCE	45,187	COLLECTION EXPENSE	2,270
PROPERTY TAXES	15,609	MISCELLANEOUS EXPENSES	21,618
<b>SUBTOTAL FIXED EXPENSES</b>	<u><u>60,796</u></u>	ASSESSMENT BILLING	1,455
		CONSULTING FEES	3,300
<b>PAYROLL &amp; BENEFITS DETAIL</b>		ACCOUNTING/AUDIT	8,000
PAYROLL EXPENSE	190,858	PRINTING	4,103
TAXES AND BENEFITS	23,962	LEGAL	3,980
WORKERS COMP INSURANCE	3,866	MEETINGS	4,382
<b>SUBTOTAL PAYROLL &amp; BENEFITS</b>	<u><u>218,686</u></u>	CREDIT CARD CHARGES	6,052
		SUBSCRIPTIONS & DUES	3,719
		OFFICE EXPENSE	3,143
		PAYROLL PROCESSING	2,989
		COMPUTER AND WEBSITE	3,008
		POSTAGE	2,566
		<b>SUBTOTAL ADMINISTRATIVE AND GENERAL EXPENSES</b>	<u><u>128,965</u></u>

	2019 Fees			Amenities	
	Operating	Taxes	Reserves	Construction Fee (Year 3 of 3)	Total
Float	587.00	15.00	88.00	56.00	746.00
Studio	960.00	25.00	144.00	92.00	1,221.00
One Bedroom	1,066.50	28.50	160.00	102.00	1,357.00
Two Bedroom	1,173.50	31.50	176.00	112.00	1,493.00