

**Sun Up 2014 Budget FINAL  
SUMMARY**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>INCOME:</b>													
41290 Resident Assessments	2,100	0	0	2,100	0	0	2,100	0	0	2,100	0	0	8,400
41690 Rental Income	0	0	0	0	0	0	0	0	0	0	0	0	0
40595 Capital reserves	900	0	0	900	0	0	900	0	0	900	0	0	3,600
<b>TOTAL INCOME</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	<b>12,000</b>
<b>OPERATING EXPENSES:</b>													
52290 Janitorial & Cleaning	0	0	0	50	0	0	0	0	0	50	0	0	100
52490 Utilities	170	205	180	165	120	150	135	170	175	160	160	515	2,305
52598 Taxes, Licenses, Assessments	10	10	40	10	10	10	10	10	10	10	10	425	565
52798 Insurance	137	137	137	1,312	137	137	137	137	146	146	146	146	2,855
52980 General Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0
53030 Management Fees	150	150	150	150	150	150	150	150	150	150	150	150	1,800
53190 Electric Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
53790 Parking Lot, Road, Path Expense	200	200	0	0	100	0	0	0	0	100	0	100	700
53799 Water System	130	130	130	130	130	130	130	130	130	130	130	130	1,560
53990 Landscaping Expense	0	0	0	100	800	250	100	100	200	100	0	0	1,650
54090 Security & Safety Expense	65	65	165	65	65	65	65	105	165	65	65	65	1,020
54290 General Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
54390 General Building Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0
54790 Administrative Expense	500	0	0	1,000	0	0	500	0	0	650	0	0	2,650
54990 Other Operating Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL OPERATING EXPENSES</b>	<b>1,362</b>	<b>897</b>	<b>802</b>	<b>2,982</b>	<b>1,512</b>	<b>892</b>	<b>1,227</b>	<b>802</b>	<b>976</b>	<b>1,561</b>	<b>661</b>	<b>1,531</b>	<b>15,205</b>
<b>NET OPERATING INCOME</b>													
	<b>1,638</b>	<b>(897)</b>	<b>(802)</b>	<b>18</b>	<b>(1,512)</b>	<b>(892)</b>	<b>1,773</b>	<b>(802)</b>	<b>(976)</b>	<b>1,439</b>	<b>(661)</b>	<b>(1,531)</b>	<b>(3,205)</b>
62900 PLUS: Non-Operating Receipts	0	0	0	0	0	0	0	0	0	0	0	0	0
72099 LESS: Non-Operating Disbursements	900	0	0	900	0	0	900	0	0	900	0	0	3,600
74195 LESS: Capital Expenditures	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PROPERTY NET CASH FLOW</b>	<b>738</b>	<b>(897)</b>	<b>(802)</b>	<b>(882)</b>	<b>(1,512)</b>	<b>(892)</b>	<b>873</b>	<b>(802)</b>	<b>(976)</b>	<b>539</b>	<b>(661)</b>	<b>(1,531)</b>	<b>(6,805)</b>

Currently 4 Lot owners paying dues \$750/Q  
\$525/Q op maint; \$225/Q cap res  
30 unsold lots

**Sun Up 2014 Budget FINAL**  
**INCOME ANALYSIS**

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	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>TOTAL</u>
<b><u>RENTAL INCOME</u></b>													
40501    Operation and Maintenance	2,100			2,100			2,100			2,100			8,400
40505    Utilities													0
40520    Refuse Assessment													0
40510    Operations-Capital Reserves	900			900			900			900			3,600
<b>Total Rental Income</b>	3,000	0	0	3,000	0	0	3,000	0	0	3,000	0	0	12,000
<b><u>RENTAL INCOME</u></b>													
41290    Other Rent													0
<b>Total Rental Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b><u>OTHER INCOME</u></b>													
41690    Miscellaneous													0
<b>Total Other Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL INCOME</b>	<b><u>3,000</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>3,000</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>3,000</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>3,000</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>12,000</u></b>

**Sun Up 2014 Budget FINAL**  
**OPERATING EXPENSES**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b><u>JANITORIAL &amp; CLEANING</u></b>													
52120	Supplies												0
52130	Contract Services - Pump House Clean			50						50			100
<b>Total Janitorial &amp; Cleaning</b>		<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>100</b>
<b><u>UTILITIES</u></b>													
52310	Electricity - Gate-Entry Acct #1813491	20	20	20	20	20	20	20	20	20	20	360	580
52310	Electricity - Docks - TBD	35	35	35	35	50	50	50	50	35	35	35	495
52310	Electricity - Pump House Acct #1816943	115	150	125	110	50	80	65	100	105	105	120	1,230
52370	Water												0
52375	Irrigation - Water												0
52380	Sewer												0
52390	Refuse												0
52395	Telephone												0
<b>Total Utilities</b>		<b>170</b>	<b>205</b>	<b>180</b>	<b>165</b>	<b>120</b>	<b>135</b>	<b>170</b>	<b>175</b>	<b>160</b>	<b>160</b>	<b>515</b>	<b>2,305</b>
<b><u>TAXES, LICENSES, ASSESSMENTS</u></b>													
52510	Real Estate tax - 7 Parcels											415	415
52550	Radio License	10	10	10	10	10	10	10	10	10	10	10	120
52580	Income Tax			30									30
52585	Storm Water Assessment												0
52590	Aquifer Protection Assessment												0
<b>Total Taxes, Licenses, Assessments</b>		<b>10</b>	<b>10</b>	<b>40</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>425</b>	<b>565</b>
<b><u>INSURANCE</u></b>													
52710	Casualty - Multi-Peril	137	137	137	137	137	137	137	146	146	146	146	1,680
52720	D&O insurance				1,175								1,175
<b>Total Insurance</b>		<b>137</b>	<b>137</b>	<b>137</b>	<b>1,312</b>	<b>137</b>	<b>137</b>	<b>137</b>	<b>146</b>	<b>146</b>	<b>146</b>	<b>146</b>	<b>2,855</b>
<b><u>MANAGEMENT FEES</u></b>													
53010	Management Fees - K&H Financial	150	150	150	150	150	150	150	150	150	150	150	1,800
53030	Consulting Fees												0
<b>Total Management Fees</b>		<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>1,800</b>
<b><u>ELECTRIC EXPENSE</u></b>													
53110	Repairs												0
<b>Total Electric Expense</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>PLUMBING EXPENSE</u></b>													
53210	Repairs												0
<b>Total Plumbing Expense</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b><u>PAINING &amp; DECORATING EXPENSE</u></b>													
53520 Supplies													0
53540 Exterior Painting													0
53550 Common Area Painting													0
<b>Total Painting &amp; Decorating Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PARKING LOT, ROAD, PATH EXPENSE**

53660	Snow Removal	200	200										100	500
53650	Cleaning					100						100		200
<b>Total Parking Lot, Road, Path Expense</b>		<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>100</b>	<b>700</b>

**WATER SYSTEM**

53710	Water Manager Labor & Travel	100	100	100	100	100	100	100	100	100	100	100	100	1,200
53715	System Lab Tests	30	30	30	30	30	30	30	30	30	30	30	30	360
53720	Meter Purchases													0
53725	Engineering													0
53730	Repairs													0
<b>Total Water System</b>		<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>1,560</b>

**LANDSCAPING EXPENSE**

53910	Mowing					50	50	50	50	50	50			300
53920	Sprinkler System Repairs				100			50	50		50			250
53930	Shrubs, Flowers, Trees					150				150				300
53940	Spray and Fertilizer					100								100
53950	Grounds Maintenance-Beach Clean up						200							200
53971	Dock - General Repairs					500								500
53972	Dock - Fire Extinguishers													0
53973	Dock - Inspection, Fees & Permits				100									100
53974	Dock - Tarps/Canopies					240				240				480
53975	Dock - Bathrooms/HoneyBucket					75	75	75	75	75				375
53976	Dock - Electrical					30	30	30	30	30	30			180
53977	Dock - Cleaning													0
53978	Dock - Annual Lease												6,000	6,000
53978	Dock - Miscellaneous													0
<b>Total Landscaping Expense</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>800</b>	<b>250</b>	<b>100</b>	<b>100</b>	<b>200</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>8,785</b>

**SECURITY & SAFETY EXPENSE**

54020	Contract Service								40					40
54030	Repairs													0
54040	Supplies													0
54050	Fire Extinguishers													0
54060	Inspection Fees, Permits													0
54070	Security Cards													0
54075	Gate Repairs			100						100				200
54080	Telephones	65	65	65	65	65	65	65	65	65	65	65	65	780
<b>Total Security &amp; Safety Expense</b>		<b>65</b>	<b>65</b>	<b>165</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>105</b>	<b>165</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>1,020</b>

**GENERAL MAINTENANCE**

54110	General Building Repairs													
54230	Equipment Repairs													
54280	Insurable Repairs													
54285	Professional Fees													
54290	Miscellaneous													

**Total General Maintenance**

**0      0      0      0      0      0      0      0      0      0      0      0      0      0**

JANUARY   FEBRUARY   MARCH   APRIL   MAY   JUNE   JULY   AUGUST   SEPTEMBER   OCTOBER   NOVEMBER   DECEMBER   TOTAL

**GENERAL BUILDING SUPPLIES**

54310	Restroom													
54330	Small Tools													
54340	Equipment, Furnishings													
54360	Keys, Locks													
54390	Miscellaneous													
<b>Total General Building Supplies</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b><u>ADMINISTRATIVE EXPENSE</u></b>													
54610 Legal	500			500			500			500			2,000
54620 Credit Reports													0
54630 Dues & Subscriptions										150			150
54650 Accounting				500									500
54655 Property Valuation Fees													0
54665 Bank Charges, Escrow Fees													0
54680 Supplies													0
54685 Postage, Special Delivery													0
54690 Auto Expense													0
54695 Communication Expense													0
54710 Meeting Expenses													0
54785 Professional Fees DRC													0
54790 Miscellaneous													0
<b>Total Administrative Expense</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>650</b>	<b>0</b>	<b>0</b>	<b>2,650</b>
<b><u>OTHER OPERATING EXPENSES</u></b>													
54990 Miscellaneous													0
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,362</b>	<b>897</b>	<b>802</b>	<b>2,982</b>	<b>1,512</b>	<b>892</b>	<b>1,227</b>	<b>802</b>	<b>976</b>	<b>1,561</b>	<b>661</b>	<b>1,531</b>	<b>22,340</b>
<b><u>NET OPERATING INCOME</u></b>	<b>1,638</b>	<b>(897)</b>	<b>(802)</b>	<b>18</b>	<b>(1,512)</b>	<b>(892)</b>	<b>1,773</b>	<b>(802)</b>	<b>(976)</b>	<b>1,439</b>	<b>(661)</b>	<b>(1,531)</b>	<b>(10,340)</b>
<b><u>PLUS: NON-OPERATING RECEIPTS</u></b>													
61010 From Owner Savings Account													0
<b>Total Non-Operating Receipts</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>LESS: NON-OPERATING DISBURSEMENTS</u></b>													
72015 Transfer to Owner Money Market Account	900	0	0	900	0	0	900	0	0	900	0	0	3,600
<b>Total Non-Operating Disbursements</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>3,600</b>
<b><u>LESS: CAPITAL EXPENDITURES</u></b>													
74010 Floor Covering													0
74195 Other Improvement													0
76660 Paid to Owner													0
<b>Total Capital Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>PROPERTY NET CASH FLOW</u></b>	<b>738</b>	<b>(897)</b>	<b>(802)</b>	<b>(882)</b>	<b>(1,512)</b>	<b>(892)</b>	<b>873</b>	<b>(802)</b>	<b>(976)</b>	<b>539</b>	<b>(661)</b>	<b>(1,531)</b>	<b>(13,940)</b>
Projected contributions (shortfall)													