

Marin Valley Mobile Country Club
Budget 2011-2012

Acct #		2011-2012	2010-2011
	INCOME	Approved	Budget
41110	Mobilehome Space Rent	2,317,185	2,317,185
41300	Late Fees	540	360
41400	Laundry	1,680	1,680
41500	Managers Mobile Home Rent	12,156	12,036
41700	Vehicle Parking Fees/RV	11,400	10,980
	Total Permanent Rent	2,342,961	2,342,241
42100	Cable TV	135,308	121,520
42200	Electric	160,198	158,662
42300	Garbage	82,197	82,197
42400	Gas	180,009	172,286
42500	Sewer	193,092	177,345
	Total Utilities	750,804	712,010
43100	Interest Income	0	0
43200	Investment Income (GIC)	140,000	140,000
43300	Other Income	0	0
	Total Other Income	140,000	140,000
	TOTAL INCOME	3,233,765	3,194,251
	EXPENSES		
50100	Wages - Office Manager	20,472	26,575
50150	Wages-Maintenance	29,880	29,880
50200	Wages-Assistant Maintenance	22,410	22,410
50400	Managers' Mobile Home Rent	12,156	12,036
50500	Travel	600	600
	Total Wages	85,518	91,501
51100	P/R Taxes	9,000	9,000
51200	Insurance - Health	4,800	4,800
51300	Insurance-Workers Comp	7,200	5,400
	Total P/R Taxes/Insurance	21,000	19,200
	TOTAL EMPLOYEE COSTS	106,518	110,701
52100	Cable TV	142,536	129,580
52200	Electric	146,364	115,775
52300	Garbage - contract	87,264	85,500
52310	Garbage	0	5,100
52400	Gas	140,581	143,443
52500	Sewer	193,092	177,345
52700	Water	67,200	64,800
	Total Utilities	777,037	721,543

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53100	Concrete Maintenance	504	504
53200	Fire Abatement	7,500	7,500
53300	Landscape Maintenance	18,000	15,000
53400	Manager Home Repairs	1,000	1,000
53500	Operating Supplies & Equip	4,800	4,800
53600	Pool Supplies & Equipment	3,600	3,600
53700	General Repairs	29,000	29,000
53900	Street/Parking Lot Maint.	7,296	7,296
54000	System Maintenance - Gas	12,500	12,500
54030	System Maintenance - Electrical	15,000	15,000
54050	System Maintenance - Generator	4,000	3,300
54100	System Maintenance - Sewer	18,000	18,000
54200	System Maintenance - Water	600	600
54300	Tools & Equipment Repair	2,000	2,000
54400	Trees	12,000	9,500
54500	Uniforms	300	300
54600	Utility Maintenance	2,400	2,400
54700	Vehicle Maintenance	3,000	3,000
54800	Contingency	8,000	8,000
	Total Repairs/Maintenance	149,500	143,300
55100	Advertising & Promotion	600	600
55200	Bank Charges	2,100	1,800
55400	Copier Supplies/Repairs	1,200	1,200
55500	Dues & Subscriptions	300	300
55600	Education & Seminars	4,852	852
55700	Legal	20,000	12,000
55800	Licenses & Permits	6,240	5,892
56100	Office Supplies & Equipment	8,240	6,840
56200	Other Expense	5,504	504
56300	Outside Services	15,000	9,900
56600	Telephone	6,300	3,900
	Total Office & Administration	70,336	43,788
	TOTAL OPERATING COSTS	1,103,390	1,019,332
57050	Research Ownership Alternatives	0	24,996
57100	FSA Insurance Premium	53,950	59,067
57200	In-Lieu of Tax Fees - Novato	66,972	65,868
57220	Resident Humanitarian Services	12,000	12,000
57300	Insurance-Prop & Liability	70,000	75,000
57400	Issuer (CLGFA)	7,500	7,500
57500	Trustee Fees	8,100	8,100
57600	Management Fee	53,004	53,004
57700	Capital Expenses	575,000	550,000
57800	Arbitrage Fee/Rebate	7,500	7,500
57750	Audit	6,000	9,000
59900	Mobile Home Rent Control Fee	18,900	18,900
	Total Project Fees Costs	878,925	890,935

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	NET OPERATING INCOME	1,251,449	1,283,984
	Senior Bond Service:		
20510	Senior Bond Principal	360,003	340,000
61100	Senior Bond Interest Expense	592,215	610,830
	Total Senior Bond Service	952,218	950,830
	Total Bond Service	952,218	950,830
1)	Excess Revenue	299,231	333,154
	Application of Budget		
1)	EXCESS REVENUE	299,234	333,154
	Apply as:		
	Cash Trap	149,617	166,577
72000	Owner Expense	25,000	25,000
71000	PAC Expense	4,000	4,000
	Cash Trap	120,617	137,577