

Combined Marina Proforma

Slip Rent Increase 10/1/25 Rate, with Increase to Full Amount 10/1/26 & 2% Annual Increases

Including Transfers to CIP & disclosing Expenses from Capital Fund

START YEAR	2027
END YEAR	2046

REVENUE	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Slip Rentals (Recreational, Commercial, & Transient)	\$ 4,067,750.00	\$ 4,149,105.00	\$ 4,232,087.00	\$ 4,316,728.00	\$ 4,403,063.00	\$ 4,491,125.00	\$ 4,580,947.00	\$ 4,672,566.00	\$ 4,766,018.00	\$ 4,861,339.00	\$ 4,958,565.00	\$ 5,057,737.00	\$ 5,158,891.00	\$ 5,262,069.00	\$ 5,367,310.00	\$ 5,474,656.00	\$ 5,584,149.00	\$ 5,695,832.00	\$ 5,809,748.00	\$ 5,925,943.00
Building Leases	\$ 1,032,802.00	\$ 1,063,786.00	\$ 1,095,700.00	\$ 1,128,571.00	\$ 1,162,428.00	\$ 1,197,301.00	\$ 1,233,220.00	\$ 1,270,217.00	\$ 1,308,324.00	\$ 1,347,574.00	\$ 1,388,001.00	\$ 1,429,641.00	\$ 1,472,530.00	\$ 1,516,706.00	\$ 1,562,207.00	\$ 1,609,073.00	\$ 1,657,345.00	\$ 1,707,065.00	\$ 1,758,277.00	\$ 1,811,025.00
Sales to Customers (Fuel & Oil, Vending Machine)	\$ 4,208,683.00	\$ 4,229,750.00	\$ 4,250,922.00	\$ 4,272,201.00	\$ 4,293,586.00	\$ 4,315,079.00	\$ 4,336,680.00	\$ 4,358,389.00	\$ 4,380,207.00	\$ 4,402,135.00	\$ 4,424,174.00	\$ 4,446,323.00	\$ 4,468,583.00	\$ 4,490,955.00	\$ 4,513,440.00	\$ 4,536,037.00	\$ 4,558,748.00	\$ 4,581,573.00	\$ 4,604,513.00	\$ 4,627,569.00
User Charges to Customers (Water & Electric)	\$ 194,960.00	\$ 200,809.00	\$ 206,833.00	\$ 213,038.00	\$ 219,429.00	\$ 226,012.00	\$ 232,792.00	\$ 239,776.00	\$ 246,969.00	\$ 254,378.00	\$ 262,009.00	\$ 269,870.00	\$ 277,966.00	\$ 286,305.00	\$ 294,894.00	\$ 303,741.00	\$ 312,853.00	\$ 322,239.00	\$ 331,907.00	\$ 341,864.00
Other (Compactor Fees, Parking Office Rent, Late Fees)	\$ 195,793.00	\$ 197,597.00	\$ 199,419.00	\$ 201,259.00	\$ 203,116.00	\$ 204,990.00	\$ 206,883.00	\$ 208,794.00	\$ 210,724.00	\$ 212,672.00	\$ 214,638.00	\$ 216,623.00	\$ 218,627.00	\$ 220,651.00	\$ 222,694.00	\$ 224,756.00	\$ 226,838.00	\$ 228,940.00	\$ 231,063.00	\$ 233,206.00
TOTAL OPERATING REVENUE	\$ 9,699,988.00	\$ 9,841,047.00	\$ 9,984,961.00	\$10,131,797.00	\$10,281,622.00	\$10,434,507.00	\$10,590,522.00	\$10,749,742.00	\$10,912,242.00	\$11,078,098.00	\$11,247,387.00	\$11,420,194.00	\$11,596,597.00	\$11,776,686.00	\$11,960,545.00	\$12,148,263.00	\$12,339,933.00	\$12,535,649.00	\$12,735,508.00	\$12,939,607.00
																				\$ 224,404,895.00 20 Year Total
INTERFUND EXPENSES	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Interfund Charges																				
Risk Management	\$ 8,009.00	\$ 8,170.00	\$ 8,334.00	\$ 8,501.00	\$ 8,671.00	\$ 8,844.00	\$ 9,020.00	\$ 9,201.00	\$ 9,385.00	\$ 9,572.00	\$ 9,764.00	\$ 9,959.00	\$ 10,158.00	\$ 10,361.00	\$ 10,568.00	\$ 10,780.00	\$ 10,995.00	\$ 11,215.00	\$ 11,439.00	\$ 11,668.00
General Fund Service Charges	\$ 17,904.00	\$ 18,148.00	\$ 18,395.00	\$ 18,647.00	\$ 18,903.00	\$ 19,162.00	\$ 19,425.00	\$ 19,692.00	\$ 19,963.00	\$ 20,239.00	\$ 20,519.00	\$ 20,803.00	\$ 21,091.00	\$ 21,384.00	\$ 21,682.00	\$ 21,984.00	\$ 22,291.00	\$ 22,603.00	\$ 22,920.00	\$ 23,242.00
General Fund Admin Service Charges	\$ 30,462.00	\$ 30,788.00	\$ 31,118.00	\$ 31,452.00	\$ 31,789.00	\$ 32,130.00	\$ 32,475.00	\$ 32,824.00	\$ 33,177.00	\$ 33,534.00	\$ 33,895.00	\$ 34,260.00	\$ 34,629.00	\$ 35,002.00	\$ 35,379.00	\$ 35,761.00	\$ 36,148.00	\$ 36,539.00	\$ 36,934.00	\$ 37,334.00
Payment in Lieu of Taxes to General Fund	\$ 175,536.00	\$ 190,249.00	\$ 307,848.00	\$ 312,415.00	\$ 317,073.00	\$ 321,826.00	\$ 326,677.00	\$ 331,626.00	\$ 336,676.00	\$ 341,830.00	\$ 347,090.00	\$ 352,458.00	\$ 357,937.00	\$ 363,530.00	\$ 369,238.00	\$ 375,067.00	\$ 381,016.00	\$ 387,089.00	\$ 393,291.00	\$ 399,623.00
IT Charges	\$ 141,974.00	\$ 143,393.00	\$ 144,827.00	\$ 146,275.00	\$ 147,738.00	\$ 149,215.00	\$ 150,707.00	\$ 152,214.00	\$ 153,736.00	\$ 155,274.00	\$ 156,827.00	\$ 158,395.00	\$ 159,979.00	\$ 161,579.00	\$ 163,194.00	\$ 164,826.00	\$ 166,474.00	\$ 168,139.00	\$ 169,820.00	\$ 171,519.00
Interfund Loan for New Marina	\$ -	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers to CIP	\$ 490,000.00	\$ 1,065,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00	\$ 1,010,000.00
TOTAL INTERFUND EXPENSES	\$ 863,885.00	\$ 2,005,748.00	\$ 2,070,522.00	\$ 2,077,290.00	\$ 2,084,174.00	\$ 2,091,177.00	\$ 2,098,304.00	\$ 2,105,557.00	\$ 2,112,937.00	\$ 2,120,449.00	\$ 2,128,095.00	\$ 1,585,875.00	\$ 1,593,794.00	\$ 1,601,856.00	\$ 1,610,061.00	\$ 1,618,418.00	\$ 1,626,924.00	\$ 1,635,585.00	\$ 1,644,404.00	\$ 1,653,386.00
																				\$ 36,328,441.00 20 Year Total
GENERAL AND ADMINISTRATION	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Personnel Services	\$ 2,318,041.00	\$ 2,410,763.00	\$ 2,507,194.00	\$ 2,607,482.00	\$ 2,711,782.00	\$ 2,820,253.00	\$ 2,933,063.00	\$ 3,050,386.00	\$ 3,172,402.00	\$ 3,299,298.00	\$ 3,431,270.00	\$ 3,568,520.00	\$ 3,711,261.00	\$ 3,859,711.00	\$ 4,014,099.00	\$ 4,174,663.00	\$ 4,341,650.00	\$ 4,515,316.00	\$ 4,695,929.00	\$ 4,883,766.00
Purchases for Resale (COGS)	\$ 3,001,428.00	\$ 3,016,457.00	\$ 3,031,561.00	\$ 3,046,741.00	\$ 3,061,997.00	\$ 3,077,330.00	\$ 3,092,741.00	\$ 3,108,229.00	\$ 3,123,795.00	\$ 3,139,439.00	\$ 3,155,162.00	\$ 3,170,964.00	\$ 3,186,846.00	\$ 3,202,807.00	\$ 3,218,849.00	\$ 3,234,972.00	\$ 3,251,175.00	\$ 3,267,460.00	\$ 3,283,827.00	\$ 3,300,277.00
Operating Materials & Supplies	\$ 65,178.00	\$ 66,481.00	\$ 67,810.00	\$ 69,166.00	\$ 70,549.00	\$ 71,960.00	\$ 73,400.00	\$ 74,868.00	\$ 76,365.00	\$ 77,892.00	\$ 79,449.00	\$ 81,038.00	\$ 82,659.00	\$ 84,312.00	\$ 85,998.00	\$ 87,718.00	\$ 89,472.00	\$ 91,261.00	\$ 93,086.00	\$ 94,948.00
Transportation	\$ 31,397.00	\$ 32,025.00	\$ 32,666.00	\$ 33,319.00	\$ 33,985.00	\$ 34,665.00	\$ 35,358.00	\$ 36,065.00	\$ 36,787.00	\$ 37,523.00	\$ 38,273.00	\$ 39,038.00	\$ 39,819.00	\$ 40,615.00	\$ 41,427.00	\$ 42,256.00	\$ 43,101.00	\$ 43,963.00	\$ 44,843.00	\$ 45,740.00
Utility Services	\$ 671,951.00	\$ 692,110.00	\$ 712,873.00	\$ 734,259.00	\$ 756,287.00	\$ 778,976.00	\$ 802,345.00	\$ 826,415.00	\$ 851,208.00	\$ 876,744.00	\$ 903,047.00	\$ 930,139.00	\$ 958,043.00	\$ 986,784.00	\$ 1,016,388.00	\$ 1,046,880.00	\$ 1,078,287.00	\$ 1,110,636.00	\$ 1,143,955.00	\$ 1,178,274.00
Depreciation	\$ 666,313.00	\$ 1,755,286.00	\$ 1,755,286.00	\$ 1,755,286.00	\$ 1,755,286.00	\$ 1,755,286.00	\$ 1,753,547.00	\$ 1,753,547.00	\$ 1,660,538.00	\$ 1,660,538.00	\$ 1,640,058.00	\$ 1,640,058.00	\$ 1,640,058.00	\$ 1,640,058.00	\$ 1,631,986.00	\$ 1,622,987.00	\$ 1,622,987.00	\$ 1,622,987.00	\$ 1,622,987.00	\$ 1,622,987.00
Professional Fees	\$ 35,957.00	\$ 36,316.00	\$ 36,679.00	\$ 37,046.00	\$ 37,416.00	\$ 37,790.00	\$ 38,168.00	\$ 38,549.00	\$ 38,934.00	\$ 39,323.00	\$ 39,716.00	\$ 40,114.00	\$ 40,516.00	\$ 40,921.00	\$ 41,330.00	\$ 41,743.00	\$ 42,160.00	\$ 42,582.00	\$ 43,008.00	\$ 43,438.00
Advertising	\$ 3,030.00	\$ 3,060.00	\$ 3,091.00	\$ 3,122.00	\$ 3,153.00	\$ 3,184.00	\$ 3,216.00	\$ 3,248.00	\$ 3,280.00	\$ 3,312.00	\$ 3,344.00	\$ 3,380.00	\$ 3,414.00	\$ 3,448.00	\$ 3,483.00	\$ 3,518.00	\$ 3,553.00	\$ 3,589.00	\$ 3,625.00	\$ 3,661.00
Communications	\$ 12,992.00	\$ 13,122.00	\$ 13,253.00	\$ 13,385.00	\$ 13,518.00	\$ 13,654.00	\$ 13,791.00	\$ 13,929.00	\$ 14,068.00	\$ 14,209.00	\$ 14,351.00	\$ 14,494.00	\$ 14,639.00	\$ 14,786.00	\$ 14,934.00	\$ 15,084.00	\$ 15,235.00	\$ 15,387.00	\$ 15,541.00	\$ 15,696.00
Printing & Binding	\$ 3,636.00	\$ 3,672.00	\$ 3,709.00	\$ 3,746.00	\$ 3,783.00	\$ 3,821.00	\$ 3,859.00	\$ 3,898.00	\$ 3,937.00	\$ 3,976.00	\$ 4,016.00	\$ 4,056.00	\$ 4,096.00	\$ 4,137.00	\$ 4,178.00	\$ 4,220.00	\$ 4,262.00	\$ 4,304.00	\$ 4,347.00	\$ 4,390.00
Insurance	\$ 146,774.00	\$ 148,241.00	\$ 149,723.00	\$ 151,220.00	\$ 152,733.00	\$ 154,260.00	\$ 155,802.00	\$ 157,360.00	\$ 158,934.00	\$ 160,523.00	\$ 162,128.00	\$ 163,749.00	\$ 165,386.00	\$ 167,040.00	\$ 168,711.00	\$ 170,398.00	\$ 172,102.00	\$ 173,823.00	\$ 175,562.00	\$ 177,318.00
Repairs & Maintenance	\$ 6,273.00	\$ 6,336.00	\$ 6,399.00	\$ 6,463.00	\$ 6,527.00	\$ 6,593.00	\$ 6,659.00	\$ 6,725.00	\$ 6,792.00	\$ 6,860.00	\$ 6,929.00	\$ 6,998.00	\$ 7,068.00	\$ 7,139.00	\$ 7,211.00	\$ 7,283.00	\$ 7,355.00	\$ 7,429.00	\$ 7,503.00	\$ 7,578.00
Miscellaneous	\$ 232,541.00	\$ 237,192.00	\$ 241,936.00	\$ 246,775.00	\$ 251,711.00	\$ 256,745.00	\$ 261,880.00	\$ 267,117.00	\$ 272,460.00	\$ 277,909.00	\$ 283,467.00	\$ 289,137.00	\$ 294,919.00	\$ 300,817.00	\$ 306,834.00	\$ 312,971.00	\$ 319,231.00	\$ 325,615.00	\$ 332,127.00	\$ 338,770.00
Property Taxes (Reimbursed by Tenants)	\$ 32,724.00	\$ 33,051.00	\$ 33,382.00	\$ 33,716.00	\$ 34,053.00	\$ 34,394.00	\$ 34,738.00	\$ 35,085.00	\$ 35,436.00	\$ 35,790.00	\$ 36,148.00	\$ 36,509.00	\$ 36,874.00	\$ 37,243.00	\$ 37,615.00	\$ 37,991.00	\$ 38,371.00	\$ 38,755.00	\$ 39,143.00	\$ 39,534.00
TOTAL GENERAL AND ADMINISTRATION EXPENSES	\$ 7,228,235.00	\$ 8,454,112.00	\$ 8,595,562.00	\$ 8,741,726.00	\$ 8,892,780.00	\$ 9,048,911.00	\$ 9,208,567.00	\$ 9,375,421.00	\$ 9,454,936.00	\$ 9,633,336.00	\$ 9,797,360.00	\$ 9,988,194.00	\$ 10,185,598.00	\$ 10,389,818.00	\$ 10,593,043.00	\$ 10,802,684.00	\$ 11,028,941.00	\$ 11,263,107.00	\$ 11,505,483.00	\$ 11,756,377.00
																				\$ 195,944,191.00 20 Year Total
TOTAL OPERATING EXPENSES	\$ 8,092,120.00	\$ 10,459,860.00	\$ 10,666,084.00	\$ 10,819,016.00	\$ 10,976,954.00	\$ 11,140,088.00	\$ 11,306,871.00	\$ 11,480,978.00	\$ 11,567,873.00											