

Alternative 1 - Contractor-Operated Mgmt Fee FY16 at 54.5%, and FY17 and Beyond at 46%																							
	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	5 Year Total	10 Year Total	20 Year Total
Revenue																							
Ice Sales	40,000	57,600	62,300	64,792	67,384	70,079	72,882	75,797	78,829	81,983	85,262	88,672	92,219	95,908	99,744	103,734	107,883	112,199	116,687	121,354	292,076	671,646	1,695,309
Valet to Harbor Service																							
Full Detail Service																							
Boat/RV Storage	\$ 1,361,813	\$ 1,888,380	\$ 1,963,890	\$ 2,042,446	\$ 2,124,143	\$ 2,209,109	\$ 2,297,474	\$ 2,389,372	\$ 2,484,947	\$ 2,584,345	\$ 2,687,719	\$ 2,795,228	\$ 2,907,037	\$ 3,023,318	\$ 3,144,251	\$ 3,270,021	\$ 3,400,822	\$ 3,536,855	\$ 3,678,329	\$ 3,825,462	\$ 9,380,672	\$ 21,345,920	\$ 53,614,963
Subtotal Gross Revenue	\$ 1,401,813	\$ 1,945,980	\$ 2,026,190	\$ 2,107,238	\$ 2,191,527	\$ 2,279,188	\$ 2,370,356	\$ 2,465,170	\$ 2,563,777	\$ 2,666,328	\$ 2,772,981	\$ 2,883,900	\$ 2,999,256	\$ 3,119,226	\$ 3,243,995	\$ 3,373,755	\$ 3,508,706	\$ 3,649,054	\$ 3,795,016	\$ 3,946,817	\$ 9,672,748	\$ 22,017,566	\$ 55,310,272
Expenditures																							
Capital Costs	\$ 956,000	\$ 2,300,000																			\$ 3,256,000	\$ 3,256,000	\$ 3,256,000
Management Fee	\$ 763,988	\$ 895,151	\$ 932,047	\$ 969,329	\$ 1,008,102	\$ 1,048,427	\$ 1,090,364	\$ 1,133,978	\$ 1,179,337	\$ 1,226,511	\$ 1,275,571	\$ 1,326,594	\$ 1,379,658	\$ 1,434,844	\$ 1,492,238	\$ 1,551,927	\$ 1,614,005	\$ 1,678,565	\$ 1,745,707	\$ 1,815,536	\$ 4,568,618	\$ 10,247,235	\$ 25,561,879
O&M Costs	\$ 100,000	\$ 120,000	\$ 123,600	\$ 127,308	\$ 131,127	\$ 135,061	\$ 139,113	\$ 143,286	\$ 147,585	\$ 152,012	\$ 156,573	\$ 161,270	\$ 166,108	\$ 171,091	\$ 176,224	\$ 181,511	\$ 186,956	\$ 192,565	\$ 198,342	\$ 204,292	\$ 602,035	\$ 1,319,093	\$ 3,114,024
Lot Rent Loss	\$ 160,000	\$ 265,000	\$ 267,650	\$ 270,327	\$ 273,030	\$ 275,760	\$ 278,518	\$ 281,303	\$ 284,116	\$ 286,957	\$ 289,827	\$ 292,725	\$ 295,652	\$ 298,609	\$ 301,595	\$ 304,611	\$ 307,657	\$ 310,733	\$ 313,841	\$ 316,979	\$ 1,236,006	\$ 2,642,660	\$ 5,674,887
Subtotal Expenditures	\$ 1,979,988	\$ 3,580,151	\$ 1,323,297	\$ 1,366,964	\$ 1,412,259	\$ 1,459,248	\$ 1,507,994	\$ 1,558,567	\$ 1,611,038	\$ 1,665,480	\$ 1,721,971	\$ 1,780,589	\$ 1,841,418	\$ 1,904,544	\$ 1,970,057	\$ 2,038,049	\$ 2,108,617	\$ 2,181,863	\$ 2,257,890	\$ 2,336,807	\$ 9,662,660	\$ 17,464,987	\$ 37,606,791
Revenue Less Costs	\$ (578,175)	\$ (1,634,171)	\$ 702,893	\$ 740,274	\$ 779,268	\$ 819,941	\$ 862,362	\$ 906,603	\$ 952,739	\$ 1,000,848	\$ 1,051,010	\$ 1,103,311	\$ 1,157,838	\$ 1,214,682	\$ 1,273,939	\$ 1,335,706	\$ 1,400,088	\$ 1,467,191	\$ 1,537,126	\$ 1,610,010	\$ 10,088	\$ 4,552,579	\$ 17,703,481
Alternative 2 - District-Operated with Newly Hired Staff																							
	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	5 Year Total	10 Year Total	20 Year Total
Revenue																							
Ice	40,000	57,600	62,300	64,792	67,384	70,079	72,882	75,797	78,829	81,983	85,262	88,672	92,219	95,908	99,744	103,734	107,883	112,199	116,687	121,354	292,076	671,646	1,695,309
Valet to Harbor Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Full Detail Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Boat/RV Storage	\$ 1,361,813	\$ 1,888,380	\$ 1,963,890	\$ 2,042,446	\$ 2,124,143	\$ 2,209,109	\$ 2,297,474	\$ 2,389,372	\$ 2,484,947	\$ 2,584,345	\$ 2,687,719	\$ 2,795,228	\$ 2,907,037	\$ 3,023,318	\$ 3,144,251	\$ 3,270,021	\$ 3,400,822	\$ 3,536,855	\$ 3,678,329	\$ 3,825,462	\$ 9,380,672	\$ 21,345,920	\$ 53,614,963
Subtotal Gross Revenue	\$ 1,401,813	\$ 1,945,980	\$ 2,026,190	\$ 2,107,238	\$ 2,191,527	\$ 2,279,188	\$ 2,370,356	\$ 2,465,170	\$ 2,563,777	\$ 2,666,328	\$ 2,772,981	\$ 2,883,900	\$ 2,999,256	\$ 3,119,226	\$ 3,243,995	\$ 3,373,755	\$ 3,508,706	\$ 3,649,054	\$ 3,795,016	\$ 3,946,817	\$ 9,672,748	\$ 22,017,566	\$ 55,310,272
Expenditures																							
Capital Costs	\$ 956,000	\$ 2,300,000																			\$ 3,256,000	\$ 3,256,000	\$ 3,256,000
District Salaries	\$ 750,000	\$ 819,000	\$ 843,570	\$ 868,877	\$ 894,943	\$ 921,792	\$ 949,445	\$ 977,929	\$ 1,007,267	\$ 1,037,485	\$ 1,068,609	\$ 1,100,668	\$ 1,133,688	\$ 1,167,698	\$ 1,202,729	\$ 1,238,811	\$ 1,275,975	\$ 1,314,255	\$ 1,353,682	\$ 1,394,293	\$ 4,176,391	\$ 9,070,308	\$ 21,320,715
O&M Costs	\$ 150,000	\$ 223,000	\$ 229,690	\$ 236,581	\$ 243,678	\$ 250,988	\$ 258,518	\$ 266,274	\$ 274,262	\$ 282,490	\$ 290,964	\$ 299,693	\$ 308,684	\$ 317,945	\$ 327,483	\$ 337,308	\$ 347,427	\$ 357,850	\$ 368,585	\$ 379,643	\$ 1,082,949	\$ 2,415,481	\$ 5,751,062
Lot Rent Loss	\$ 160,000	\$ 265,000	\$ 267,650	\$ 270,327	\$ 273,030	\$ 275,760	\$ 278,518	\$ 281,303	\$ 284,116	\$ 286,957	\$ 289,827	\$ 292,725	\$ 295,652	\$ 298,609	\$ 301,595	\$ 304,611	\$ 307,657	\$ 310,733	\$ 313,841	\$ 316,979	\$ 1,236,006	\$ 2,642,660	\$ 5,674,887
Subtotal Expenditures	\$ 2,016,000	\$ 3,607,000	\$ 1,340,910	\$ 1,375,784	\$ 1,411,651	\$ 1,448,540	\$ 1,486,481	\$ 1,525,505	\$ 1,565,644	\$ 1,606,931	\$ 1,649,400	\$ 1,693,086	\$ 1,738,024	\$ 1,784,251	\$ 1,831,807	\$ 1,880,729	\$ 1,931,059	\$ 1,982,837	\$ 2,036,108	\$ 2,090,914	\$ 9,751,346	\$ 17,384,448	\$ 36,002,664
Revenue Less Costs	\$ (614,187)	\$ (1,661,020)	\$ 685,280	\$ 731,453	\$ 779,876	\$ 830,648	\$ 883,874	\$ 939,665	\$ 998,132	\$ 1,059,396	\$ 1,123,581	\$ 1,190,814	\$ 1,261,232	\$ 1,334,975	\$ 1,412,189	\$ 1,493,026	\$ 1,577,647	\$ 1,666,216	\$ 1,758,908	\$ 1,855,902	\$ (78,598)	\$ 4,633,118	\$ 19,307,608