





AGC of Washington 2014 Cash Activity Forecast			
	2014 Total Actual / Forecast	2014 Total Budget	Variance
Retro Plan Income	1,909,382	1,713,000	196,382
Retro Exp Gross	(1,397,112)	(1,488,000)	90,888
<b>Net Retro Income</b>	512,270	225,000	287,270
<b>REVENUES</b>			
Membership Dues	1,774,204	1,675,000	99,204
Program Revenue / Grant Revenue	127,854	167,025	(39,171)
Event Revenue	258,914	246,525	12,389
Building / Retail Rent (Seattle, Marina, Fife)	2,701,319	2,691,435	9,884
Other Rent Revenue (Parking, Moorage)	932,344	886,010	46,334
Other Revenue / CAM	69,814	35,646	34,168
Misc Income	15,727	16,630	(903)
Gain/Loss on Disposal of Asset	0	0	0
<b>Operating Revenue</b>	5,880,176	5,718,271	161,905
<b>TOTAL REVENUE</b>	<b>6,392,446</b>	<b>5,943,271</b>	<b>449,175</b>
<b>EXPENSES</b>			
Salaries	2,250,918	2,207,363	(43,555)
Payroll Burden Taxes & Benefits	635,217	640,455	5,238
Auto Expense / Corporate Travel	30,259	35,213	4,954
Miscellaneous Meetings	78,319	93,520	15,201
Consultant Fees	57,905	53,799	(4,106)
Office Expense	76,406	76,225	(181)
Membership Dues/Donations	154,091	159,933	5,843
Rent	73,791	80,200	6,409
Technology Expense	66,836	72,200	5,364
Phone Exp.	34,233	34,260	27
Program / Grant Expense	76,905	92,977	16,071
Membership Promotion	161,295	184,652	23,358
Event Exp	285,456	257,353	(28,104)
Insurance / Tax / Training	60,096	61,353	1,257
Building / Marina Expense	1,219,580	1,210,686	(8,895)
Leasing Comm. Amortization	60,000	60,000	0
Depreciation	608,354	608,355	1
<b>TOTAL EXPENSES</b>	<b>5,929,660</b>	<b>5,928,542</b>	<b>(1,117)</b>
<b>OPERATING INCOME (LOSS)</b>	<b>462,787</b>	<b>14,729</b>	<b>448,058</b>
<b>NET OPERATING INCOME (LOSS) - FORECAST VS. BUDGET</b>	<b>462,787</b>	<b>14,729</b>	<b>448,058</b>
<b>Non-Operating Investment Income (Loss)</b>	<b>73,087</b>	<b>13,000</b>	<b>60,087</b>
<b>NET INCOME (LOSS)</b>	<b>535,874</b>	<b>27,729</b>	<b>508,145</b>
<b>Gain/Loss on Disposal of Asset</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>535,874</b>	<b>27,729</b>	<b>508,145</b>
<b>Working Capital</b>			
Net Operating Income	462,787	14,729	448,058
Amortization	60,000	60,000	0
Depreciation	608,354	608,355	(1)
<b>Available Cash (Working Capital)</b>	<b>1,131,141</b>	<b>683,084</b>	<b>448,057</b>
<b>Less:</b>			
Debt Service - Principle	75,753	76,000	247
Capital Expenditures - Association	176,419	115,000	(61,419)
Capital Expenditures - Seattle Building	727,687	741,000	13,313
Capital Expenditures - Marina	92,342	90,000	(2,342)
Tenant Improvements - Building	202,959	155,000	(47,959)
Lease Commissions	89,993	35,000	(54,993)
<b>Total Deductions</b>	<b>1,365,154</b>	<b>1,212,000</b>	<b>(153,154)</b>
<b>Cash (Working Capital) Variance Favorable (Unfavorable)</b>	<b>(234,013)</b>	<b>(528,916)</b>	<b>294,903</b>





































































