

EXHIBIT 6



CONCEPTUAL FINANCIALS

DECEMBER 2017

CONCEPTUAL OPERATING BUDGET					
	YR1	YR2	YR3	YR4	YR5
REVENUES					
FUNDRAISING & GRANTS	500,000	525,000	551,250	567,788	584,821
TENNIS REVENUES	236,000	251,540	268,119	281,525	291,105
MUSEUM REVENUES	65,000	81,250	99,063	114,828	133,635
MISCELLANEOUS REVENUES	70,000	73,500	75,705	77,976	80,315
TOTAL REVENUES	\$ 871,000	\$ 931,290	\$ 994,136	\$ 1,042,117	\$ 1,089,877
EXPENSES					
PERSONNEL COSTS	671,457	688,740	706,469	724,658	743,316
SERVICES & FEES	38,000	39,140	40,314	41,524	42,769
PROPERTY EXPENSES	130,500	134,975	141,424	145,667	150,037
ADMINISTRATIVE EXPENSES	28,000	28,840	29,705	30,596	31,514
CAPITAL OUTLAY	-	-	5,000	30,000	15,000
TOTAL EXPENSES	\$ 867,957	\$ 891,695	\$ 922,913	\$ 972,444	\$ 982,636
NET PROCEEDS	\$ 3,043	\$ 39,595	\$ 71,224	\$ 69,673	\$ 107,240

CONCEPTUAL DEVELOPMENT BUDGET		
	<u>PHASE 1</u>	<u>PHASE 2</u>
START-UP COSTS	1,000,000	-
CONSTRUCTION COSTS	5,596,166	1,272,700
SOFT COSTS	1,179,634	308,310
FINANCE COSTS	-	-
TOTAL COSTS ::	<u>\$ 7,775,800</u>	<u>\$ 1,581,010</u>