

Beech Mountain Lakes Association Inc.	Dues @ \$900.00					Garbage \$55 per qtr (\$220 per year)									
2021 Proposed Budget													2021	2020	2021 Chg
Administration	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Renters Fee Income	3,500	800	450	450	450	800	800	800	450	450	450	450	9,850	9,850	0
CEO & ACC Fines & Fees Income	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Administration Income	3550	850	500	500	500	850	850	850	500	500	500	500	10,450	10,450	0
Labor - Admin	13500	12590	12590	12590	12590	12590	12590	12590	12590	12590	12590	12590	151,990	120,750	31,240
Code Enforcement Contractor	150	150	150	300	300	500	500	500	500	500	500	150	4,200	4,200	0
Employee Benefits	775	775	775	775	775	775	775	775	775	775	775	775	9,300	9,000	300
P/R Taxes	1266	1166	1166	1166	1166	1166	1166	1166	1166	1166	1166	1166	14,092	10,900	3,192
Education & Training	500	0	0	0	0	0	0	0	0	0	0	0	500	500	0
Advertising	25	25	25	25	25	25	25	25	25	25	25	25	300	300	0
Bank Service Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Member Meeting & Entertainment	50	50	50	50	50	0	0	0	50	50	50	50	450	450	0
Postage	700	75	75	75	75	75	75	75	700	75	75	75	2,150	2,150	0
Professional Expense	1600	1100	1300	1300	8350	1250	1250	1300	1300	1300	1300	1300	22,650	22,650	0
Legal Fees	575	575	575	575	575	575	575	575	575	575	575	575	6,900	6,900	0
Dam Inspection	0	0	0	0	0	0	0	0	0	2300	0	0	2,300	2,300	0
M/R Dam-Lake	0	0	0	0	500	0	500	0	500	0	0	0	1,500	1,500	0
Collections Expense	500	500	800	500	800	500	800	500	800	500	800	500	7,500	7,500	0
Office Supplies	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
Miscellaneous Expense	35	35	35	35	35	35	35	35	35	35	35	35	420	420	0
Printing Expense	2150	125	350	125	125	350	125	125	500	125	125	125	4,350	4,350	0
Rental Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
Travel Expense	85	85	85	85	85	85	85	85	85	85	85	85	1,020	1,020	0
Communications	310	310	610	310	310	310	310	310	310	310	310	310	4,020	4,020	0
M/R Equipment	25	25	25	25	25	25	25	25	25	25	25	25	300	300	0
Taxes & Licenses	50	50	50	200	100	1500	225	100	50	150	50	125	2,650	2,650	0
Total Expenses	22596	17936	18961	18436	26186	20061	19361	18486	20286	20886	18786	18211	240,192	205,460	34,732
Net Administration	19046	17086	18461	17936	25686	19211	18511	17636	19786	20386	18286	17711	229,742	195,010	34,732
Clubhouse													2021	2020	2021 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Pest Control	1,000	-	-	-	-	250	250	250	-	-	-	-	1,750	1,750	0
fire alarm system	-	362	330	-	362	330	-	362	330	-	362	330	2,768	2,768	0
Cleaning Supplies	300	300	300	300	700	750	750	750	350	300	350	350	5,500	5,500	0
Electric	5,200	6,200	4,800	3,400	3,200	3,000	3,400	3,200	3,200	3,200	4,000	5,250	48,050	52,250	-4,200
Cable	185	185	185	185	185	185	185	185	185	185	185	185	2,220	2,220	0
Water/Sewer	1,700	1,700	1,700	1,700	1,700	1,700	1,800	1,800	1,700	1,700	1,700	1,700	20,600	20,600	0
M/R Building Int	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200	0
M/R Building Ext	200	200	500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	200	200	10,050	5,150	4,900
M/R HVAC	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	12,132	7,200	4,932
M/R Plumbing	150	150	150	150	150	350	450	150	150	150	150	150	2,300	2,300	0
M/R Equipment	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0
Total Clubhouse	10,446	10,808	9,676	8,696	9,258	9,526	9,796	9,658	8,876	8,496	8,658	9,876	113,770	108,138	5,632

Recreation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2021 Budget	2020 Budget	2021 Chg vs. 2020	
Ice Sales	0	0	0	25	150	300	475	475	200	25	0	0	1,650	1,650	0	
Non Taxable Rec. Snack Sales	75	100	150	175	200	600	600	600	200	200	100	100	3,100	4,100	-1,000	
Taxable Rec. Snack Sales	75	100	100	125	150	350	450	400	175	150	200	150	2,425	3,275	-850	
Souvenir/Post cards	8	9	9	9	10	10	10	10	9	9	9	8	110	110	0	
Boat Permits	0	0	600	525	1500	1500	1000	300	50	0	0	0	5,475	5,475	0	
Dry Dock Rentals	0	150	300	600	775	775	500	300	150	100	0	0	3,650	3,650	0	
Miscellaneous Income	25	25	25	25	25	25	25	25	25	25	25	25	300	300	0	
Bingo Income	0	0	0	0	0	0	0	0	0	0	0	0	0	1,600	-1,600	
Special Events	2000	100	100	200	3750	1000	1000	250	100	1000	1100	350	10,950	10,950	0	
Adult Lounge/Pavillion Re	350	350	550	550	1000	1100	1100	1100	1100	350	350	350	8,250	8,250	0	
Boat Rental Income - Rec	0	0	0	0	350	800	1600	1400	450	0	0	0	4,600	4,600	0	
Newsletter Ad Income	150	750	150	150	150	150	750	150	150	150	150	150	3,000	3,000	0	
Snack Shack Sales	0	0	0	0	200	800	960	960	200	0	0	0	3,120	3,800	-680	
Vending Income	125	125	125	125	250	300	450	450	250	250	250	250	2,950	3,450	-500	
Dock Rental Income	0	0	18327	2400	0	0	0	0	0	0	0	0	20,727	20,727	0	
Recreation Income	2808	1709	20436	4909	8510	7710	8920	6420	3059	2259	2184	1383	70,307	74,937	-4,630	
Recreation Cost of Goods																
Labor - Recreation	3200	3200	3200	3200	3800	8500	10500	8500	3500	3200	3200	3200	57,200	57,200	0	
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
P/R Taxes	400	400	400	400	450	820	1100	900	400	400	400	400	6,470	6,470	0	
BINGO EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	1,600	-1,600	
SPECIAL EVENTS EXPENSE	1000	150	150	200	1500	1000	2750	1500	150	400	150	2150	11,100	12,800	-1,700	
Food & Beverage EXPENSE	275	275	275	275	1250	1250	1250	500	275	275	275	275	6,450	7,950	-1,500	
Cost of Ice	0	0	0	0	100	100	250	250	100	0	0	0	800	800	0	
Office Supplies	75	75	130	75	75	130	75	75	130	75	75	130	1,120	1,120	0	
Miscellaneous Expense	100	100	100	100	150	150	175	175	100	100	100	100	1,450	1,850	-400	
Rental Expense	0	0	0	0	250	300	300	300	250	0	0	0	1,400	0	1,400	
Communications	42	42	42	42	42	42	42	42	42	42	42	42	504	504	0	
M/R Equipment	150	320	150	150	320	150	150	320	150	150	320	150	2,480	2,480	0	
Dock Repairs	0	0	0	1300	200	200	200	200	1300	200	0	0	3,600	3,600	0	
Professional Expense	200	200	200	200	300	300	300	300	300	200	200	200	2,900	4,690	-1,790	
Pool Supplies	425	425	425	500	500	500	500	500	500	425	425	425	5,550	5,550	0	
Propane Wtr. & Bldg.	1000	1000	1000	1000	650	650	650	650	650	650	1000	1100	10,000	19,700	-9,700	
M/R pool equip.	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0	
Recreation Expenses	6967	6287	6172	7542	9687	14192	18342	14312	6847	7317	6287	8272	112,224	127,514	-15,290	
Net Recreation	-4159	-4578	14264	-2633	-1177	-6482	-9422	-7892	-3788	-5058	-4103	-6889	-41,917	-52,577	-11,040	

Maintenance													2021	2020	2021 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Labor - Maintenance	8000	8000	8000	8000	9250	10500	10500	10500	9250	8000	8000	8000	106,000	73,650	32,350
Employee Benefits	775	775	775	775	775	775	775	775	775	775	775	775	9,300	9,000	300
P/R Taxes	875	875	875	875	900	1100	1100	1100	875	875	875	875	11,200	8,325	2,875
Miscellaneous Expense	75	75	75	75	75	75	75	75	75	75	75	75	900	900	0
Communications	55	55	55	55	55	55	55	55	55	55	55	55	660	660	0
M/R Vehicles	275	275	275	275	275	275	275	400	275	275	275	275	3,425	3,425	0
Signs	50	50	50	50	75	75	75	75	50	50	50	50	700	700	0
Landscaping	0	0	0	2142	2142	2142	2142	2142	2142	2148	0	0	15,000	22,000	-7,000
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
<b>Total Maintenance</b>	<b>10155</b>	<b>10155</b>	<b>10155</b>	<b>12297</b>	<b>13597</b>	<b>15047</b>	<b>15047</b>	<b>15172</b>	<b>13547</b>	<b>12303</b>	<b>10155</b>	<b>10155</b>	<b>147,785</b>	<b>119,260</b>	<b>28,525</b>
<b>Security</b>													<b>2021</b>	<b>2020</b>	<b>2021 Chg</b>
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Citations - Security	450	400	500	500	600	600	600	600	600	600	450	450	6,350	6,350	0
<b>Expenses</b>															
Professional Expense	15000	15000	15000	15000	17000	17000	19000	19000	15000	15000	15000	15000	192,000	169,300	22,700
Office Supplies	75	75	75	75	700	75	75	75	75	500	75	75	1,950	1,950	0
Communications	190	190	190	190	190	190	190	190	190	190	190	190	2,280	2,280	0
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Security Expenses	15315	15315	15315	15315	17940	17315	19315	19315	15315	15740	15315	15315	196,830	174,130	22,700
Net Security	-14865	-14915	-14815	-14815	-17340	-16715	-18715	-18715	-14715	-15140	-14865	-14865	-190,480	-167,780	-22,700
<b>Campground</b>													<b>2021</b>	<b>2020</b>	<b>2021 Chg</b>
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Campground Income	0	0	0	1750	2750	1500	1450	1350	500	700	0	0	10,000	8,650	1,350
<b>Expenses</b>															
M/R Building Ext	0	0	0	25	25	25	25	25	25	0	0	0	150	150	0
Propane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M/R Equipment / Plumbing	0	0	0	150	50	100	50	100	50	0	0	0	500	500	0
Total Expenses	0	0	0	175	75	125	75	125	75	0	0	0	650	650	0
Net Campground	0	0	0	1575	2675	1375	1375	1225	425	700	0	0	9,350	8,000	1,350

Food & Beverage													2021	2020	2021 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
MISCELLANEOUS INCOME - RE	25	25	25	25	25	25	25	25	25	700	25	50	1,000	1,000	0
PA Skill Income	75	75	75	75	75	150	150	150	75	75	75	75	1,125	1,125	0
LIQUOR SALES	1500	1500	1500	1500	1750	4000	7000	6500	4000	2000	2000	2000	35,250	50,500	-15,250
BEER SALES	1500	1500	1500	1500	1750	5500	9000	7000	5000	3750	2500	2500	43,000	57,000	-14,000
WINE SALES	300	300	300	300	400	700	1500	1500	1000	500	500	500	7,800	11,350	-3,550
FOOD SALES	9000	9000	9000	9000	12000	18000	21000	20000	15000	11000	11000	11000	155,000	160,250	-5,250
Total Income	12400	12400	12400	12400	16000	28375	38675	35175	25100	18025	16100	16125	243,175	281,225	-38,050
COST OF LIQUOR 28%	420	420	420	400	490	1120	1960	1820	1120	560	560	560	9,850	14,140	-4,290
COST OF BEER 38%	433	433	433	433	665	2090	3420	2660	1900	1425	950	950	15,792	21,660	-5,868
COST OF WINE 41%	123	123	123	123	164	287	615	615	410	205	205	205	3,198	4,652	-1,454
COST OF FOOD 43%	3870	3870	3870	3870	5160	7740	9030	8600	6450	4730	4730	4730	66,650	68,907	-2,257
Total Cost of Goods Sold	4846	4846	4846	4826	6479	11237	15025	13695	9880	6920	6445	6445	95,490	109,359	-13,869
LABOR - Restaurant	7500	7500	7500	7500	8250	10500	10500	10500	9000	7500	7500	7500	101,250	111,500	-10,250
EMPLOYEE BENEFITS	775	775	775	775	775	775	775	775	775	775	775	775	9,300	0	9,300
P/R TAXES	900	900	900	900	1000	1650	1650	1650	1400	900	900	900	13,650	15,450	-1,800
ADVERTISING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Service Fees	275	375	350	350	350	475	700	800	500	375	300	300	5,150	5,150	0
CLEANING SUPPLIES	100	100	100	100	150	150	175	175	150	100	100	100	1,500	1,500	0
Paper Products	300	300	300	300	375	375	375	375	320	300	300	300	3,920	2,650	1,270
Miscellaneous Expense	3100	300	375	400	400	400	400	400	400	375	300	300	7,150	5,950	1,200
Linens	175	175	175	175	175	225	225	225	175	175	175	175	2,250	2,250	0
Entertainment	1000	1000	1000	1000	1000	1500	1500	1500	1250	1500	1000	1125	14,375	28,750	-14,375
COMMUNICATIONS	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0
PROPANE	275	275	300	400	450	450	600	600	400	350	275	275	4,650	4,650	0
M/R PLUMBING	50	50	300	50	50	50	50	300	50	50	50	50	1,100	1,100	0
M/R EQUIPMENT	200	200	250	700	350	350	350	500	350	250	200	200	3,900	3,900	0
Licenses	1150	325	1125	0	1450	1500	0	0	300	100	0	0	5,950	4,780	1,170
Coupons	30	30	30	30	30	30	30	30	30	30	30	30	360	360	0
Total Expenses	15930	12405	13580	12780	14905	18530	17430	17930	15200	12880	12005	12130	175,705	189,190	-13,485
Net Food & Beverage	-8376	-4851	-6026	-5206	-5384	-1392	6220	3550	20	-1775	-2350	-2450	-28,020	-17,234	-8,688
Road Maintenance													2021	2020	2021 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Snow Removal	15000	15000	15000	4000	0	0	0	0	0	0	15000	16000	80,000	94,000	-14,000
Road Repairs	0	0	0	2500	3000	4000	4000	4000	3500	3500	0	0	24,500	25,000	-500
Swale Repairs	0	0	0	2500	2500	2500	2500	2500	2500	2500	0	0	17,500	25,000	-7,500
Salt/Ash Expense	1250	1250	1000	0	0	0	0	0	0	0	1250	1250	6,000	27,350	-21,350
Total Road Maintenance	16250	16250	16000	9000	5500	6500	6500	6500	6000	6000	16250	17250	128,000	171,350	-43,350

Beech Mountain Lakes															
2021 Proposed Budget															
Non Operational Income													2021	2020	2021 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2020
Membership Dues	90606	90606	90606	90606	90606	90606	90606	90606	90606	90606	90606	90606	1,087,272	1,087,272	0
Association Reimbursement (QH)	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	135,000	135,000	0
<b>GARBAGE FEE INCOME</b>	<b>53900</b>	<b>0</b>	<b>0</b>	<b>53900</b>	<b>0</b>	<b>0</b>	<b>53900</b>	<b>0</b>	<b>0</b>	<b>53900</b>	<b>0</b>	<b>0</b>	<b>215,600</b>	<b>215,600</b>	<b>0</b>
Late Fee Inc.	1300	4500	2500	2500	1000	1000	1000	1000	1000	1000	1000	1000	18,800	18,800	0
Interest Income - Investm	600	600	600	600	600	600	600	600	600	600	600	600	7,200	18,000	-10,800
Collection Income to Reserve Fund	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	24,900	30,000	-5,100
RESALE CERTIFICATE INCOME	600	600	600	1050	1050	1050	1050	1050	1050	750	600	600	10,050	10,050	0
ACC FILING FEES	250	250	250	250	875	875	875	875	250	250	250	250	5,500	3,800	1,700
Miscellaneous Income	4000	3000	1250	3000	2000	1250	1250	1250	1250	1250	1250	1250	22,000	22,000	0
Over/Short	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-120	-120	0
<b>Total Non Operational Inc</b>	<b>164571</b>	<b>112871</b>	<b>109121</b>	<b>165221</b>	<b>109446</b>	<b>108696</b>	<b>162596</b>	<b>108696</b>	<b>108071</b>	<b>161671</b>	<b>107621</b>	<b>107621</b>	<b>1,526,202</b>	<b>1,540,402</b>	<b>14,200</b>
<b>Non Operational Expenses</b>															
<b>Garbage Fee Expense</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>18000</b>	<b>216,000</b>	<b>216,000</b>	<b>0</b>
Lake/Dam/Spillway Reserve Account	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Fund	17750	17750	17750	17750	17750	17750	17750	17750	17750	17750	17750	17750	213,000	275,652	-62,652
Building Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property & Liability Insu	22000	4895	4895	4895	4895	4895	4895	4895	4895	0	0	0	61,160	61,160	0
D&O Insurance	10560	0	0	0	0	0	0	0	0	0	0	0	10,560	10,560	0
Gypse Moth Spraying	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Hydrant Fee (Fire Protection)	17383	0	0	0	0	0	0	0	0	0	0	0	17,383	15,206	2,177
Interest Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dam Insurance (Bond)	0	0	0	0	0	0	0	0	0	0	0	0	0	650	-650
Depreciation Expense	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	96,000	96,000	0
Bad Debt/Dues (5%)	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	54,360	54,360	0
Bad Debt Garbage (4%)	2156			2156			2156			2156			8,624	8,624	0
Dock ROI to Capital ( 6% sales tax)	0	0	0	0	0	0	16751	0	0	0	0	0	16,751	16,751	0
<b>Total Non Operational Exp</b>	<b>100379</b>	<b>53175</b>	<b>53175</b>	<b>55331</b>	<b>53175</b>	<b>53175</b>	<b>72082</b>	<b>53175</b>	<b>53175</b>	<b>50436</b>	<b>48280</b>	<b>48280</b>	<b>693,838</b>	<b>754,963</b>	<b>-61,125</b>
<b>Departmental Expense/(Income)</b>															
Administration	19046	17086	18461	17936	25686	19211	18511	17636	19786	20386	18286	17711	229,742	195,010	34,732
Clubhouse	10446	10808	9676	8696	9258	9526	9796	9658	8876	8496	8658	9876	113,770	108,138	5,632
Recreation	4159	4578	-14264	2633	1177	6482	9422	7892	3788	5058	4103	6889	41,917	52,577	-10,660
Maintenance	10155	10155	10155	12297	13597	15047	15047	15172	13547	12303	10155	10155	147,785	119,260	28,525
Security	14865	14915	14815	14815	17340	16715	18715	18715	14715	15140	14865	14865	190,480	167,780	22,700
Campground	0	0	0	-1575	-2675	-1375	-1375	-1225	-425	-700	0	0	-9,350	-8,000	-1,350
Food & Beverage	8376	4851	6026	5206	5384	1392	-6220	-3550	-20	1775	2350	2450	28,020	17,234	10,786
Road Maintenance	16250	16250	16000	9000	5500	6500	6500	6500	6000	6000	16250	17250	128,000	171,350	-43,350
<b>Total Dept. Expense/(Inco)</b>	<b>83297</b>	<b>78643</b>	<b>60869</b>	<b>69008</b>	<b>75267</b>	<b>73498</b>	<b>70396</b>	<b>70798</b>	<b>66267</b>	<b>68458</b>	<b>74667</b>	<b>79196</b>	<b>870,364</b>	<b>823,349</b>	<b>47,015</b>
Income (Loss)	-19105	-18947	-4923	40882	-18996	-17977	20118	-15277	-11371	42777	-15326	-19855	-38,000		
TRANSFER FEE INCOME to Reserve	2,500	2,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	2,500	2,500	38,000		
Net Inc/(Loss) Before Reserve	(16,605)	(16,447)	(1,423)	44,382	(15,496)	(14,477)	23,618	(11,777)	(7,871)	46,277	(12,826)	(17,355)	0		
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	0	-	0
<b>Net Income / (Loss)</b>													<b>0</b>	<b>0</b>	<b>0</b>