

Beech Mountain Lakes Association Inc.	Dues @ \$955.00					Garbage \$55 per qtr (\$220 per year)										
2022 Proposed Budget																
Administration	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2022 Budget	2021 Budget	2022 Chg vs. 2021	
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	12004	11636	11636	11636	11636	11636	11636	11636	11636	11636	11636	11636	140,000	151,990	-11,990	
Code Enforcement Contractor	150	150	150	300	300	500	500	500	500	500	500	150	4,200	4,200	0	
Employee Benefits	1627	1627	1627	1627	1627	1627	1627	1627	1627	1627	1627	1627	19,524	9,300	10,224	
P/R Taxes	1266	1166	1166	1166	1166	1166	1166	1166	1166	1166	1166	1166	14,092	14,092	0	
Education & Training	500	0	0	0	0	0	0	0	0	0	0	0	500	500	0	
Advertising	0	0	0	0	0	75	0	0	75	0	0	0	150	300	-150	
Bank Service Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Member Meeting & Entertainment	55	55	55	55	55	55	55	55	55	55	55	55	605	450	155	
Postage	700	75	75	75	75	75	75	75	700	75	75	75	2,150	2,150	0	
Professional Expense	1800	1300	1500	1500	8550	1450	1450	1500	1500	1500	1500	1500	25,050	22,650	2,400	
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	0	0	1900	0	0	0	0	0	1,900	1,500	400	
Collections Expense	500	500	400	500	400	500	400	500	400	500	400	500	5,500	7,500	-2,000	
Office Supplies	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0	
Miscellaneous Expense	20	20	20	20	20	20	20	20	20	20	20	20	240	420	-180	
Printing Expense	2150	125	350	125	325	350	125	125	500	125	125	125	4,550	4,350	200	
Rental Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0	
Travel Expense	30	30	30	30	30	30	30	30	30	30	30	30	360	1,020	-660	
Communications	310	310	610	310	310	310	310	310	310	310	310	310	4,020	4,020	0	
M/R Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	300	-300	
Taxes & Licenses	50	50	50	200	100	1500	225	100	50	150	50	125	2,650	2,650	0	
Total Expenses	22037	17919	18544	18419	25469	20169	20394	18519	19444	20869	18369	18139	238,291	240,192	-1,901	
Net Administration	18487	17069	18044	17919	24969	19319	19544	17669	18944	20369	17869	17639	227,841	229,742	-1,901	
Clubhouse													2022 Budget	2021 Budget	2022 Chg	
Pest Control	1,000	-	-	-	-	250	250	250	-	-	-	-	1,750	1,750	0	
fire alarm system	-	375	330	-	375	330	-	375	330	-	375	330	2,820	2,768	52	
Cleaning Supplies	250	250	250	250	750	750	750	750	250	250	250	250	5,000	5,500	-500	
Electric	6,050	6,800	5,200	3,600	3,500	3,500	3,800	3,500	3,500	3,500	4,000	6,050	53,000	48,050	4,950	
Cable	185	185	185	185	185	185	185	185	185	185	185	185	2,220	2,220	0	
Water/Sewer	2,100	2,100	2,100	2,100	2,100	2,100	2,200	2,200	2,100	2,100	2,100	2,100	25,400	20,600	4,800	
M/R Building Int	400	400	400	400	450	450	450	450	400	400	400	400	5,000	7,200	-2,200	
M/R Building Ext	200	200	200	500	800	800	800	800	800	500	200	200	6,000	10,050	-4,050	
M/R HVAC	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400	12,132	2,268	
M/R Plumbing	100	100	100	100	100	100	100	100	100	100	100	100	1,200	2,300	-1,100	
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	1,200	-600	
Total Clubhouse	11,535	11,660	10,015	8,385	9,510	9,715	9,785	9,860	8,915	8,285	8,860	10,865	117,390	113,770	3,620	

Recreation														2022	2021	2022 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2021	
Ice Sales	0	0	0	25	125	125	244	244	100	25	0	0	888	1,650	-850	
Non Taxable Rec. Snack Sales	75	100	150	175	200	500	500	500	200	200	100	100	2,800	3,100	-300	
Taxable Rec. Snack Sales	75	100	100	125	150	300	375	375	150	150	100	100	2,100	2,425	-325	
Souvenir/Post cards	8	9	9	9	10	10	10	10	9	9	8	8	109	110	-1	
Boat Permits	0	0	600	725	1500	1500	1325	300	50	0	0	0	6,000	5,475	525	
Dry Dock Rentals	0	150	300	750	1000	1125	1125	300	150	100	0	0	5,000	3,650	1,350	
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	0	0	
Special Events	2000	100	100	200	1750	500	1450	1300	200	500	500	350	8,950	10,950	-2,000	
Adult Lounge/Pavillion Re	350	350	350	350	450	900	900	900	900	350	350	350	6,500	8,250	-1,750	
Boat Rental Income - Rec	0	0	0	0	350	400	1200	1200	350	0	0	0	3,500	4,600	-1,100	
Newsletter Ad Income	50	750	50	50	50	50	750	50	50	50	50	50	2,000	3,000	-1,000	
Snack Shack Sales	0	0	0	0	200	600	750	750	200	0	0	0	2,500	3,120	-620	
Vending Income	125	125	125	125	250	300	450	450	250	250	250	250	2,950	2,950	0	
Dock Rental Income	0	0	18327	2400	0	0	0	0	0	0	0	0	20,727	20,727	0	
Recreation Income	2708	1709	20136	4959	6060	6335	9104	6404	2634	1659	1383	1233	64,324	70,307	-5,983	
Recreation Cost of Goods																
Labor - Recreation	4000	4000	4000	4000	4500	6700	7976	7976	4000	4000	4000	4000	59,152	57,200	1,952	
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
P/R Taxes	400	400	400	400	400	640	755	755	400	400	400	400	5,750	6,470	-720	
BINGO EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SPECIAL EVENTS EXPENSE	1000	150	150	200	1500	1000	2750	1500	150	400	150	2150	11,100	11,100	0	
Food & Beverage EXPENSE	250	250	250	250	1300	1000	1000	700	250	250	250	250	6,000	6,450	-450	
Cost of Ice	0	0	0	0	50	50	150	150	0	0	0	0	400	800	-400	
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	1,450	0	
Rental Expense	150	150	150	150	400	450	450	450	400	150	150	150	3,200	1,400	1,800	
Communications	42	42	42	42	42	42	42	42	42	42	42	42	504	504	0	
M/R Equipment	75	160	75	75	160	75	75	160	75	75	160	75	1,240	2,480	-1,240	
Dock Repairs	0	0	0	1300	200	200	200	200	200	1300	0	0	3,600	3,600	0	
Professional Expense	200	200	200	200	300	300	300	300	300	200	200	200	2,900	2,900	0	
Pool Supplies	425	425	425	500	500	500	500	500	500	425	425	425	5,550	5,550	0	
Propane Wtr. & Bldg.	600	600	400	400	400	400	350	350	400	400	600	600	5,500	10,000	-4,500	
M/R pool equip.	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0	
Recreation Expenses	7417	6652	6422	7792	10077	11737	14898	13433	7047	7917	6652	8622	108,666	112,224	-3,558	
Net Recreation	-4709	-4943	13714	-2833	-4017	-5402	-5794	-7029	-4413	-6258	-5269	-7389	-44,342	-41,917	-2,425	

Food & Beverage													2022	2021	2022 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2021
MISCELLANEOUS INCOME - RE	25	25	25	25	25	25	25	25	25	25	25	25	300	1,000	-700
PA Skill Income	75	75	75	75	75	150	150	150	75	75	75	75	1,125	1,125	0
LIQUOR SALES	1750	1750	1750	1750	1500	3750	4000	4500	4000	1750	1750	1750	30,000	35,250	-5,250
BEER SALES	1750	1750	1750	1750	1750	4250	5250	4500	3750	2500	1750	1750	32,500	43,000	-10,500
WINE SALES	250	250	250	250	400	600	800	800	600	400	250	250	5,100	7,800	-2,700
FOOD SALES	11500	11500	11500	11500	14000	20000	23000	20000	15000	11000	11500	11500	172,000	155,000	17,000
Total Income	15350	15350	15350	15350	17750	28775	33225	29975	23450	15750	15350	15350	241,025	243,175	-2,150
COST OF LIQUOR 28%	490	490	490	490	420	1050	1120	1260	1120	490	490	490	8,400	9,850	-1,450
COST OF BEER 38%	665	665	665	665	665	1615	1995	1710	1425	950	665	665	12,350	15,792	-3,442
COST OF WINE 41%	102	102	102	102	164	246	328	328	246	164	102	102	2,088	3,198	-1,110
COST OF FOOD 43%	4945	4945	4945	4945	6020	8600	9890	8600	6450	4730	4945	4945	73,960	66,650	7,310
Total Cost of Goods Sold	6202	6202	6202	6202	7269	11511	13333	11898	9241	6334	6202	6202	96,798	95,490	1,308
LABOR - Restaurant	9000	9000	9000	9000	9500	11000	11000	11000	9000	9000	9000	9000	114500	101,250	13,250
EMPLOYEE BENEFITS	813	813	813	813	813	813	813	813	813	813	813	813	9756	9,300	456
P/R TAXES	1100	1100	1100	1100	1200	1850	1850	1850	1200	1100	1100	1100	15650	13,650	2,000
ADVERTISING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Service Fees	275	275	300	300	300	650	650	600	500	350	275	275	4750	5,150	-400
CLEANING SUPPLIES	150	150	150	150	150	175	225	225	175	150	150	150	2000	1,500	500
Paper Products	300	300	300	300	375	425	500	500	300	300	300	300	4200	3,920	280
Miscellaneous Expense	800	800	875	900	900	900	900	900	900	875	800	800	10350	7,150	3,200
Linens	175	175	175	175	175	225	225	225	175	175	175	175	2250	2,250	0
Entertainment	800	800	800	800	800	1250	1250	1250	1000	800	800	800	11150	14,375	-3,225
COMMUNICATIONS	100	100	100	100	100	100	100	100	100	100	100	100	1200	1,200	0
PROPANE	200	200	300	300	300	400	450	450	300	200	200	200	3500	4,650	-1,150
M/R PLUMBING	50	50	100	50	50	50	50	50	100	50	50	50	700	1,100	-400
M/R EQUIPMENT	300	300	300	700	350	350	700	700	400	300	300	300	5000	3,900	1,100
Licenses	1150	325	1125	0	1450	1500	0	0	300	100	0	0	5950	5,950	0
Coupons	30	30	30	30	30	30	30	30	30	30	30	30	360	360	0
Total Expenses	15243	14418	15468	14718	16493	19718	18743	18693	15293	14343	14093	14093	191316	175,705	15,611
Net Food & Beverage	-6095	-5270	-6320	-5570	-6012	-2454	1149	-616	-1084	-4927	-4945	-4945	-47,089	-28,020	-19,069
Road Maintenance													2022	2021	2022 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2021
Snow Removal	16500	16500	14000	12500	0	0	0	0	0	0	16250	16250	92,000	80,000	12,000
Road Repairs	0	0	0	1500	2250	2250	2250	2250	2250	2250	0	0	15,000	24,500	-9,500
Swale Repairs	0	0	0	2500	1500	1500	1500	1500	1500	2000	0	0	12,000	17,500	-5,500
Salt/Ash Expense	2000	2000	1000	0	0	0	0	0	0	0	2000	2000	9,000	6,000	3,000
Total Road Maintenance	18500	18500	15000	16500	3750	3750	3750	3750	3750	4250	18250	18250	128,000	128,000	0

Beech Mountain Lakes																
2022 Proposed Budget																
Non Operational Income																
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2022 Budget	2021 Budget	2022 Chg vs. 2021	
Membership Dues	95918	95918	95918	95918	95918	95918	95918	95918	95918	95918	95918	95918	1,151,017	1,087,272	63,745	
Association Reimbursement (QH)	11937	11937	11937	11937	11937	11937	11937	11937	11937	11937	11937	11943	143,250	135,000	8,250	
GARBAGE FEE INCOME	53900	0	0	53900	0	0	53900	0	0	53900	0	0	215,600	215,600	0	
Late Fee Inc.	1300	4500	2500	2500	1000	1000	1000	1000	1000	1000	1000	1000	18,800	18,800	0	
Interest Income - Investm	542	542	542	542	542	542	542	542	542	542	542	542	6,504	7,200	-696	
Collection Income to Reserve Fund	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	24,900	24,900	0	
RESALE CERTIFICATE INCOME	600	600	600	1050	1200	1200	1200	1200	1200	900	600	600	10,950	10,050	900	
ACC FILING FEES	200	200	250	300	775	775	775	775	250	250	250	200	5,000	5,500	-500	
Miscellaneous Income	2000	2000	1000	2000	1750	750	750	750	750	750	750	750	14,000	22,000	-8,000	
Over/Short	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-120	-120	0	
Total Non Operational Inc	168462	117762	114812	170212	115187	114187	168087	114187	113662	167262	113062	113019	1,589,901	1,526,202	63,699	
Non Operational Expenses																
Garbage Fee Expense	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	216,000	216,000	0	
Lake/Dam/Spillway Reserve Account	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Reserve Fund	21420	21420	21420	21420	21420	21420	21420	21420	21420	21420	21420	21420	257,040	213,000	44,040	
Building Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Property & Liability Insu	20000	4720	4720	4720	4720	4720	4720	4720	4720	0	0	0	57,760	61,160	-3,400	
D&O Insurance	10000	0	0	0	0	0	0	0	0	0	0	0	10,000	10,560	-560	
Gypse Moth Spraying	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fire Hydrant Fee (Fire Protection)	18500	0	0	0	0	0	0	0	0	0	0	0	18,500	17,383	1,117	
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	0	0	
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	
Total Non Operational Exp	102606	56670	56670	58826	56670	56670	75577	56670	56670	54106	51950	51950	735,035	693,838	41,197	
Departmental Expense/(Income)																
Administration	18487	17069	18044	17919	24969	19319	19544	17669	18944	20369	17869	17639	227,841	229,742	-1,901	
Clubhouse	11535	11660	10015	8385	9510	9715	9785	9860	8915	8285	8860	10865	117,390	113,770	3,620	
Recreation	4709	4943	-13714	2833	4017	5402	5794	7029	4413	6258	5269	7389	44,342	41,917	2,513	
Maintenance	9277	9277	9652	12277	13902	14652	14702	14502	13827	12027	9652	9277	143,024	147,785	-4,761	
Security	16085	15885	15785	16285	18310	17685	20690	20690	18185	16360	16085	16085	208,130	190,480	17,650	
Campground	200	200	200	-3625	-4725	-2675	-2725	-675	275	200	200	200	-12,950	-9,350	-3,600	
Food & Beverage	6095	5270	6320	5570	6012	2454	-1149	616	1084	4927	4945	4945	47,089	28,020	19,069	
Road Maintenance	18500	18500	15000	16500	3750	3750	3750	3750	3750	4250	18250	18250	128,000	128,000	0	
Total Dept. Expense/(Inco	84888	82804	61302	76144	75745	70302	70391	73441	69393	72676	81130	84650	902,866	870,364	32,590	
Income (Loss)	-19032	-21712	-3160	35242	-17228	-12785	22119	-15924	-12401	40480	-20018	-23581	-48,000	-38,000	-10,000	
TRANSFER FEE INCOME to Reserve	3,000	3,000	4,500	4,500	4,500	4,500	4,750	4,750	4,250	4,250	3,000	3,000	48,000	38,000	10,000	
Net Inc/(Loss) Before Reserve	(16,032)	(18,712)	1,340	39,742	(12,728)	(8,285)	26,869	(11,174)	(8,151)	44,730	(17,018)	(20,581)	0	0	0	
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Income / (Loss)													0	0	0	