

Beech Mountain Lakes Association Inc.													Dues @	1,050		Garbage	\$97/qr									
2024 Proposed Budget																										
Administration													2024				2023		2024 Chg							
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2023											
Renters Fee Income	2,400	600	450	450	450	800	800	800	450	450	450	450	8,550	9,850	-1,300											
CEO & ACC Fines & Fees Income	200	200	200	200	300	300	300	300	200	200	200	200	2,800	600	2,200											
Administration Income	2600	800	650	650	750	1100	1100	1100	650	650	650	650	11,350	10,450	900											
Labor - Admin	14600	14600	14600	14600	14600	14600	14600	14600	14600	14600	14600	14600	175,200	153,600	21,600											
Code Enforcement Contractor	150	150	150	300	300	500	500	500	500	500	500	150	4,200	4,200	0											
Employee Benefits	1780	1780	1780	1780	1780	1780	1780	1780	1780	1780	1780	1780	21,360	18,960	2,400											
P/R Taxes	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	15,600	14,400	1,200											
Education & Training	125	0	0	125	0	0	125	0	0	125	0	0	500	500	0											
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0											
Bank Service Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0											
Member Meeting & Entertainment	85	85	85	85	85	85	85	85	85	85	85	0	935	935	0											
Postage	900	100	100	100	100	100	100	100	900	100	100	100	2,800	2,600	200											
Professional Expense	2000	1850	2000	2600	9100	1900	1900	1900	2000	1850	1850	1850	30,800	29,800	1,000											
Legal Fees	1250	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	17,750	12,250	5,500											
Dam Inspection	0	0	0	0	0	0	0	0	0	0	0	0	0	2,300	-2300											
M/R Dam-Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	1,730	-1730											
Collections Expense	0	0	500	500	500	500	500	500	500	500	500	500	5,000	6,000	-1000											
Office Supplies	100	100	100	75	75	75	75	75	175	75	75	100	1,100	975	125											
Miscellaneous Expense	50	50	50	50	50	50	50	50	50	50	50	50	600	240	360											
Printing Expense	1825	250	200	175	300	300	175	175	300	175	175	200	4,250	4,325	-75											
Rental Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	1,800	-1800											
Travel Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	360	-360											
Communications	225	225	225	225	225	650	225	225	225	225	225	225	3,125	4,020	-895											
M/R Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0											
Taxes & Licenses	750	0	0	0	0	0	0	250	0	0	0	250	1,250	2,750	-1500											
Total Expenses	25140	21990	22590	23415	29915	23340	22915	23040	23915	22865	22740	22605	284,470	261,745	22,725											
Net Administration	22540	21190	21940	22765	29165	22240	21815	21940	23265	22215	22090	21955	273,120	251,295	21,825											
Clubhouse													2024				2023		2024 Chg							
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2023											
Pest Control	1,000	0	0	500	500	500	500	500	500	0	0	0	4,000	2,000	2,000											
fire alarm system	0	450	400	0	450	400	0	450	400	0	450	400	3,400	3,200	200											
Cleaning Supplies	400	250	250	250	750	750	750	750	250	250	250	250	5,150	4,750	400											
Electric	6,300	7,400	6,200	4,800	4,100	3,800	3,800	3,600	3,400	3,600	4,150	6,500	57,650	47,400	10,250											
Cable	215	215	215	215	215	215	215	215	215	215	215	215	2,580	2,580	0											
Water/Sewer	1,600	1,600	1,600	1,600	1,600	1,600	1,850	1,850	1,850	1,600	1,600	1,600	19,950	18,750	1,200											
M/R Building Int	400	400	400	400	450	450	450	450	400	400	400	400	5,000	5,000	0											
M/R Building Ext	200	200	200	500	1,000	1,000	1,000	1,000	1,000	500	200	200	7,000	6,000	1,000											
M/R HVAC	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	16,740	14,400	2,340											
M/R Plumbing	375	525	250	525	250	525	525	250	525	250	525	250	4,775	2,675	2,100											
M/R Equipment	75	75	75	75	75	75	75	75	75	75	75	75	900	600	300											
Total Clubhouse	11,960	12,510	10,985	10,260	10,785	10,710	10,560	10,535	10,010	8,285	9,260	11,285	127,145	107,355	19,790											

Recreation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2024	2023	2024 Chg
													Budget	Budget	vs. 2023
Ice Sales	0	0	0	25	175	200	200	200	175	25	0	0	1,000	900	100
Non Taxable Rec. Snack Sales	100	125	175	200	325	575	725	625	275	225	150	150	3,650	3,326	324
Taxable Rec. Snack Sales	100	150	150	225	250	425	550	550	175	150	100	100	2,925	2,500	425
Souvenir/Post cards	5	5	5	5	5	5	5	5	5	5	5	5	60	80	-20
Boat Permits	0	0	1000	1250	2000	2000	2000	2000	300	0	0	0	10,550	7,000	3,550
Dry Dock Rentals	0	150	300	750	1500	1375	1375	500	150	100	0	0	6,200	5,000	1,200
Miscellaneous Income	25	25	25	25	100	100	100	100	25	25	25	25	600	300	300
Bingo Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Events	2000	100	100	200	100	100	100	200	200	100	100	100	3,400	3,400	
Adult Lounge/Pavillion Re	350	350	350	350	450	800	800	800	900	350	350	350	6,200	6,500	-300
Boat Rental Income - Rec	0	0	0	0	0	0	0	0	0	0	0	0	0	3,500	-3500
Newsletter Ad Income	50	650	50	50	50	50	650	50	50	50	50	75	1,825	2,000	-175
Snack Shack Sales	0	0	0	0	250	750	850	850	200	0	0	0	2,900	2,200	700
Vending Income	125	125	125	125	250	300	450	450	200	200	200	200	2,750	2,750	0
Dock Rental Income	0	0	22995	1768	0	0	0	0	0	0	0	0	24,763	24,763	0
Recreation Income	2755	1680	25275	4973	5455	6680	7805	6330	2655	1230	980	1005	66,823	64,219	2,604
Recreation Cost of Goods															
Labor - Recreation	4100	4100	4100	4100	4750	6000	7000	7000	4750	4100	4100	4100	58,200	64,200	-6000
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P/R Taxes	550	550	550	550	550	750	950	950	550	550	550	550	7,600	8,850	-1250
BINGO Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Events Expense	1100	150	150	200	1000	1000	2300	500	150	400	2150	550	9,650	7,650	2,000
Food & Beverage Expense	250	250	250	250	1800	1500	1500	700	250	250	250	250	7,500	6,250	1,250
Cost of Ice	0	0	0	75	200	200	200	200	0	0	0	0	875	875	0
Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Miscellaneous Expense	50	50	50	50	500	1000	1000	1250	500	50	50	50	4,600	850	3,750
Rental Expense	185	185	185	185	550	550	550	550	300	185	185	185	3,795	3,485	310
Communications	38	38	38	38	38	38	38	38	38	38	38	38	456	505	-49
M/R Equipment	50	330	50	50	330	50	50	330	50	50	330	50	1,720	1,920	-200
Dock Expense	0	0	0	0	350	350	350	350	350	0	0	0	1,750	7,750	-6000
Professional Expense	475	300	300	300	400	500	600	500	300	300	300	300	4,575	4,575	0
Pool Supplies	550	550	550	700	700	700	700	600	600	550	550	550	7,300	5,550	1,750
Propane Pool.	600	600	500	500	500	500	500	500	500	500	600	600	6,400	6,400	0
M/R pool equip.	25	25	25	25	25	25	25	25	25	25	25	25	300	600	-300
Recreation Expenses	8023	7178	6798	7073	11743	13213	15813	13543	8413	7048	9178	7298	115,321	120,060	-4739
Net Recreation	-5268	-5498	18477	-2100	-6288	-6533	-8008	-7213	-5758	-5818	-8198	-6293	-48498	-55,841	-2135

Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2024	2023	2024 Chg
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	vs. 2023
Labor - Maintenance	7,540	7,540	7,540	7,540	8,000	8,750	9,750	9,750	8,000	7,540	7,540	7,540	97,030	84,200	12,830
Employee Benefits	2225	2225	2225	2225	2225	2225	2225	2225	2225	2225	2225	2225	26,700	18,960	7,740
P/R Taxes	775	775	775	775	900	1100	1100	1100	775	775	775	775	10,400	9,200	1,200
Miscellaneous Expense	75	75	75	75	200	250	250	250	75	75	75	75	1,550	1,125	425
Communications	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M/R Vehicles	175	175	175	350	350	350	350	350	175	175	175	175	2,975	3,650	-675
M/R Tractor	100	100	100	200	350	350	350	200	100	100	100	100	2,150	0	2,150
Signs	50	50	50	200	200	200	200	50	50	50	50	50	1,200	1,550	-350
Landscaping	0	0	1375	4438	7500	4438	4438	4438	3688	3688	1750	0	35,753	27,568	8,185
M/R Equipment	25	25	25	25	25	25	25	25	25	25	25	25	300	300	0
Total Maintenance	10965	10965	12340	15828	19750	17688	18688	18388	15113	14653	12715	10965	178,058	146,553	31,505
<b>Security</b>														<b>2023</b>	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		<b>Budget</b>	
Citations - Security	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	48,000	18,000	30,000
QHV Office Rent	262	262	262	262	262	262	263	263	263	263	263	263	3,150	3,150	0
Security Income	4262	4262	4262	4262	4262	4262	4263	4263	4263	4263	4263	4263	51,150	21,150	30,000
Expenses															
Professional Expense	19,600	19,600	19,600	19,600	19,600	19,600	19,600	19,600	19,600	19,600	19,600	19,600	235,200	196,500	38,700
Roving Lease Pmt & Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	18,000	-18000
Office Supplies	150	150	150	150	700	150	150	150	150	500	150	150	2,700	1,950	750
Electric	650	400	375	375	250	250	250	250	200	175	300	350	3,825	2,810	1,015
Water/Sewer	160	160	160	160	160	160	160	160	160	160	160	160	1,920	1,920	0
Communications	225	225	225	225	225	225	225	225	225	225	225	225	2,700	2,700	0
M/R Equipment	20	20	20	20	20	20	25	25	20	20	20	20	250	250	0
Security Expenses	20805	20555	20530	20530	20955	20405	20410	20410	20355	20680	20455	20505	246,595	224,130	22,465
Net Security	-16543	-16293	-16268	-16268	-16693	-16143	-16147	-16147	-16092	-16417	-16192	-16242	195,445	202,980	-7535
<b>Campground</b>														<b>2023</b>	<b>2024 Chg</b>
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec		<b>Budget</b>	<b>vs. 2023</b>
Campground Income	2000	2000	9000	8300	4000	1000	1000	1000	1000	0	0	0	28,300	24,300	4,000
Expenses															
M/R Building Ext	0	0	0	25	25	25	25	25	25	0	0	0	150	150	0
Electric	150	135	140	160	160	475	775	875	675	400	150	150	4,245	3,650	595
Water/Sewer	0	0	0	0	0	625	675	675	675	675	625	0	3,950	3,950	0
Communications	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	0
M/R Equipment / Plumbing	0	0	0	40	40	40	40	40	40	0	0	0	240	500	-260
Total Expenses	350	335	340	425	425	1365	1715	1815	1615	1275	975	350	10,985	10,650	335
Net Campground	1650	1665	8660	7875	3575	-365	-715	-815	-1615	-1275	-975	-350	17,315	13,650	3,665

Food & Beverage													2024	2023	2024 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2023
Miscellaneous Income	0	300	0	0	200	0	0	300	0	0	200	0	1,000	300	700
Credit Card Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	11,818	-11818
Service Fees- 5%	1070	1157	1210	1372	1465	2000	2467	2310	1532	1402	1135	1067	18,187	0	18,187
PA Skill Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Liquor Sales	4000	4000	4000	5000	5500	8000	8000	7500	5000	5000	4000	4000	64,000	49,750	14,250
Beer Sales	3750	3750	3750	4500	5000	7000	7000	6500	4750	4250	3750	3750	57,750	43,500	14,250
Wine Sales	650	650	700	700	800	1000	1350	1200	900	800	700	600	10,050	8,100	1,950
Food Sales	13000	14750	15750	17250	18000	24000	33000	31000	20000	18000	14250	13000	232,000	217,500	14,500
Total Income	22470	24607	25410	28822	30965	42000	51817	48810	32182	29452	24035	22417	382,987	330,968	52,019
Cost of Liquor 28%	1120	1120	1120	1400	1540	2240	2240	2100	1400	1400	1120	1120	17,920	13,930	3,990
Cost of Beer 38%	1425	1425	1425	1710	1900	2660	2660	2470	1805	1615	1425	1425	21,945	16,530	5,415
Cost of Wine 41%	266	266	287	287	328	410	410	492	369	328	287	246	3,976	3,320	656
Cost of Food 43%	5590	6342	6772	7417	7740	10320	14190	13330	8600	7740	6127	5590	99,758	93,523	6,235
Total Cost of Goods Sold	8401	9153	9604	10814	11508	15630	19500	18392	12174	11083	8959	8381	143,599	127,303	16,296
Labor-Restaurant	12000	12000	12000	12000	13000	13250	13500	13500	13000	12500	12000	12000	150,750	137,000	13,750
Employee Benefits	1335	1335	1335	1335	1335	1335	1335	1335	1335	1335	1335	1335	16,020	9,480	6,540
P/R Taxes	1700	1700	1700	1700	1800	1850	1850	1850	1800	1750	1700	1700	21,100	20,850	250
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Service Fees	700	820	850	950	1025	1400	1725	1625	1075	975	800	750	12,695	10,450	2,245
Cleaning Supplies	200	200	200	300	500	600	600	600	300	300	200	200	4,200	2,275	1,925
Paper Products	400	400	400	400	500	600	750	750	500	400	400	400	5,900	4,675	1,225
Miscellaneous Expense	900	900	975	1000	1100	1100	1100	1100	1000	975	900	900	11,950	11,550	400
Linens	180	300	180	180	180	275	275	275	180	180	180	180	2,565	2,415	150
Entertainment	1500	2000	1500	1500	1500	2000	2750	2750	1500	1500	1500	2000	22,000	16,300	5,700
Communications	175	175	175	175	175	175	175	175	175	175	175	175	2,100	2,100	0
Propane	350	350	350	400	450	600	600	600	450	350	350	350	5,200	4,700	500
M/R Plumbing	50	400	100	50	50	700	400	50	100	400	50	50	2,400	2,250	150
M/R Equipment	600	300	450	600	350	350	600	600	400	600	300	300	5,450	6,050	-600
Licenses	1300	1300	0	0	1400	1400	0	0	400	100	0	150	6,050	5,900	150
Coupons	0	0	0	0	0	0	0	0	0	0	0	0	0	360	-360
Total Expenses	21390	22180	20215	20590	23365	25635	25660	25210	22215	21540	19890	20490	268,380	236,355	32,025
Net Food & Beverage	-7321	-6726	-4409	-2582	-3908	735	6657	5208	-2207	-3171	-4814	-6454	-28992	-32,690	3,698
<b>Road Maintenance</b>													<b>2023</b>	<b>2024 Chg</b>	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	vs. 2023	
Snow Removal	16686	16686	16686	0	0	0	0	0	0	0	16686	16686	83,430	81,000	2430
Road Repairs	0	0	0	0	0	0	0	0	1000	0	0	0	1,000	15,000	-14000
Swale Repairs	0	0	0	0	0	0	0	0	1000	0	0	0	1,000	12,000	-11000
Salt/Ash/Brine Expense	6000	6000	4000	0	0	0	0	0	0	0	4500	4500	25,000	25,000	0
Total Road Maintenance	22686	22686	20686	0	0	0	0	0	2000	0	21186	21186	110,430	133,000	-22570

Beech Mountain Lakes 2024 Proposed Budget- 1st Draft Non Operational Income														2024	2023	2024 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2023	
Membership Dues	105509	105509	105509	105509	105509	105509	105509	105509	105509	105509	105509	105519	1,266,118	1,151,017	115,101	
Association Reimbursement (QH)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	143,250	TBD	
Garbage Fee Income	96250	0	0	96250	0	0	96250	0	0	96250	0	0	385,000	252,980	132,020	
Late Fee Inc.	0	28500	0	0	1380	0	0	1380	0	0	1380	0	32,640	28,600	4,040	
Interest Income - Investm	2600	3000	3000	3000	3000	2500	2500	2500	2500	2000	2000	1600	30,200	5,250	24,950	
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	10,950	0	
ACC Filing Fees	200	200	250	300	775	775	775	775	250	250	260	200	5,010	5,000	10	
Miscellaneous Income	2000	2000	3500	1500	1500	2000	2000	2000	2500	1500	1500	1500	23,500	14,000	9,500	
Over/Short	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-120	-120	0	
Total Non Operational Inc	209224	141874	114924	209674	115429	114049	210299	115429	114024	208474	113314	111484	1,778,198	1,635,827	TBD	
Non Operational Expenses																
Garbage Fee Expense	30427	30427	30427	30427	30427	30427	30427	30427	30427	30427	30427	30427	365,124	229,152	135,972	
Lake/Dam/Spillway Reserve Account	3639	3639	3639	3639	3639	3639	3639	3639	3639	3639	3639	3641	43,670	0	13,670	
Reserve Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	147,721	-147,721	
Building Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Property & Liability Insu	12000	12000	12000	12000	12000	12000	12000	12000	12000	12000	12000	12000	144,000	144,000	0	
D&O Insurance	11000	0	0	0	0	0	0	0	0	0	0	0	11,000	11,000	0	
Gypse Moth Spraying	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fire Hydrant Fee (Fire Protection)	16500	0	0	0	0	0	0	0	0	0	0	0	16,500	21,275	-4775	
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	10240	10240	10240	10240	10240	10240	10240	10240	10240	10240	10240	10240	122,880	122,880	0	
Bad DebtDues (5%)	5275	5275	5275	5275	5275	5275	5275	5275	5275	5275	5275	5275	63,300	54,360	8,940	
Bad Debt Garbage (4%)	3650	0	0	3650	0	0	3650	0	0	3650	0	0	14,600	8,624	5,976	
Dock Roll To Capital	0	0	0	0	0	0	16751	0	0	0	0	0	16,751	16,751	0	
Total Non Operational Exp	92731	61581	61581	65231	61581	61581	81982	61581	61581	65231	61581	61583	797,825	755,763	42,062	
Departmental Expense/(Income)																
Administration	22540	21190	21940	22765	29165	22240	21815	21940	23265	22215	22090	21955	273,120	251,295	21,825	
Clubhouse	11960	12510	10985	10260	10785	10710	10560	10535	10010	8285	9260	11285	127,145	107,355	19,790	
Recreation	5268	5498	-18477	2100	6288	6533	8008	7213	5758	5818	8198	6293	48,498	55,841	-7343	
Maintenance	10965	10965	12340	15828	19750	17688	18688	18388	15113	14653	12715	10965	178,058	146,553	31,505	
Security	16543	16293	16268	16268	16693	16143	16147	16147	16092	16417	16192	16242	195,445	202,980	-7535	
Campground	-1650	-1665	-8660	-7875	-3575	365	715	815	1615	1275	975	350	-17315	-13650	-3665	
Food & Beverage	7321	6726	4409	2582	3908	-735	-6657	-5208	2207	3171	4814	6454	28,992	32,690	-3698	
Road Maintenance	22686	22686	20686	0	0	0	0	0	2000	0	21186	21186	110,430	133,000	-22570	
Total Dept. Expense/(Inco	95633	94203	59491	61928	83014	72944	69276	69830	76060	71834	95430	94730	944,373	916,064	28,309	
Income (Loss)	-20860	13910	6148	-82515	29166	20476	-59041	15982	23617	-71409	43697	44829	-36000	-36000	0	
Transfer Fee Income To Reserve	2,000	2,000	3,500	3,500	3,500	3,500	3,500	3,500	3,300	3,200	2,250	2,250	36,000	36000	0	
	-18860	15910	9648	-79015	32666	23976	-55541	19482	26917	-68209	45947	47079	0	0	0	
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-				
Net Income / (Loss)													0	0		