

Beech Mountain Lakes Association Inc.			Dues @ \$900.00			Garbage \$50 per qtr (\$200 per year)									
2018 1st proposed Budget			\$20.00 INCREASE												
Administration													2018	2017	2018 Chg.
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2017
Renters Fee Income	4,000	1,000	700	700	700	700	700	700	700	700	700	700	12,000	10,000	2,000
CEO & ACC Fines & Fees Income	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Administration Income	4050	1050	750	750	750	750	750	750	750	750	750	750	12,600	10,600	2,000
Labor - Admin	10650	10650	10650	10650	10650	10650	10650	10650	10650	10650	10650	10650	127,800	132,000	-4,200
Employee Benefits	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	16,320	21,600	-5,280
P/R Taxes	1100	1100	900	900	900	800	800	850	850	800	900	900	10,800	11,500	-700
Education & Training	75	75	75	75	75	75	75	75	75	75	75	75	900	1,200	-300
Advertising	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Bank Service Fees	75	75	75	75	75	75	75	75	75	75	75	75	900	820	80
Member Meeting & Entertai	20	20	20	20	20	20	20	20	20	20	20	20	240	240	0
Postage	735	165	165	165	165	165	165	165	165	165	165	165	2,550	2,550	0
Professional Expense	1000	1000	1000	7000	1000	1000	1000	1000	1000	1000	1000	1000	18,000	18,000	0
Legal Fees	900	900	900	900	900	900	900	900	900	900	900	900	10,800	12,000	-1,200
Dam Inspection	0	0	0	0	0	0	0	0	0	0	0	3550	3,550	3,550	0
M/R Dam-Lake	0	0	0	0	500	500	500	500	500	0	0	0	2,500	2,000	500
Collections Expense	900	900	900	900	900	900	900	900	900	900	900	900	10,800	12,000	-1,200
Office Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,580	-180
Miscellaneous Expense	35	35	35	35	35	35	35	35	35	35	35	35	420	600	-180
Printing Expense	2200	275	275	600	275	275	500	275	275	500	275	300	6,025	6,300	-275
Rental Expense	500	25	25	500	25	25	500	25	25	500	25	25	2,200	2,200	0
Travel Expense	150	150	150	150	175	175	175	175	175	150	150	150	1,925	1,925	0
Communications	325	325	325	325	325	325	325	325	325	325	325	325	3,900	4,500	-600
M/R Equipment	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,500	0
Taxes & Licenses	175	100	100	500	100	1500	100	100	1500	100	100	100	4,475	4,475	0
Total Expenses	20575	17530	17330	24530	17855	19155	18455	17805	19205	17930	17330	20905	228,605	242,140	-13,535
Net Administration	16525	16480	16580	23780	17105	18405	17705	17055	18455	17180	16580	20155	216,005	231,540	-15,535
Clubhouse													2018	2017	2018 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2017
Pest Control	-	-	-	-	150	-	-	-	-	-	-	900	1,050	1,050	0
fire alarm system	250	250	250	250	250	250	250	250	250	250	250	250	3,000	2,600	400
Cleaning Supplies	550	550	550	600	750	750	750	750	650	600	550	550	7,600	7,213	387
Electric	6,350	6,250	6,000	4,000	3,500	3,500	3,500	3,250	3,250	3,400	5,500	5,500	54,000	56,000	-2,000
Cable	165	165	165	165	165	165	165	165	165	165	165	165	1,980	1,980	0
Water/Sewer	1,450	1,450	1,550	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,450	17,900	17,900	0
M/R Building Int	700	700	700	700	700	500	500	500	500	700	700	700	7,600	7,000	600
M/R Building Ext	200	200	550	650	650	650	650	650	650	550	200	200	5,800	7,000	-1,200
M/R HVAC	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200	0
M/R Plumbing	225	225	225	225	225	225	225	225	225	225	225	225	2,700	2,400	300
M/R Equipment	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
Total Clubhouse	10,640	10,540	10,740	8,840	8,640	8,290	8,290	8,040	7,940	8,140	9,840	10,690	110,630	112,143	-1,513

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2018 Budget	2017 Budget	2018 Chg vs. 2017
Recreation															
Ice Sales	0	0	0	25	150	300	475	475	200	25	0	0	1,650	1,650	0
Non Taxable Rec. Snack Sales	125	200	200	300	300	550	600	300	300	150	100	100	3,225	2,700	525
Taxable Rec. Snack Sales	150	175	250	250	400	400	400	400	400	325	150	150	3,450	3,825	-375
Souvenir/Post cards	10	10	10	10	10	10	10	10	10	10	10	10	120	120	0
Boat Permits	0	0	550	750	1250	1400	1000	300	50	0	0	0	5,300	4,800	500
Dry Dock Rentals	150	100	1000	500	450	500	450	200	100	100	0	0	3,550	3,450	100
Miscellaneous Income	25	25	25	25	25	25	25	25	25	25	25	25	300	300	0
Pool Passes	0	0	0	0	0	0	0	0	0	0	0	0	0	75	-75
Bingo Income	0	0	0	300	300	400	400	400	300	300	300	0	2,700	0	2,700
Special Events	0	0	500	500	500	950	1500	950	900	1800	1800	500	9,900	12,000	-2,100
Adult Lounge/Pavillion Re	300	300	650	900	1250	1500	1500	1500	700	300	300	300	9,500	9,600	-100
Boat Rental Income - Rec	0	0	0	0	350	800	1600	1400	450	0	0	0	4,600	5,000	-400
Newsletter Ad Income	1050	500	500	100	100	800	300	300	200	250	250	250	4,600	4,600	0
Snack Shack Sales	0	0	0	0	400	1300	1400	1300	400	0	0	0	4,800	3,350	1,450
Non Taxable Snack Shack Sales	0	0	0	0	0	0	0	0	0	0	0	0	0	1,700	-1,700
Vending Income	200	200	275	275	275	550	550	550	275	250	200	200	3,800	4,150	-350
Dock Rental Income	0	727	15000	5000	0	0	0	0	0	0	0	0	20,727	23,575	-2,848
Recreation Income	2010	2237	18960	8935	5760	9485	10210	8110	4310	3535	3135	1535	78,222	80,895	-2,673
Recreation Cost of Goods															
Labor - Recreation	3300	3300	3300	3500	4250	8750	8750	8500	4500	3500	3300	3300	58,250	60,250	-2,000
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P/R Taxes	500	400	500	400	600	900	1000	800	650	500	500	500	7,250	7,250	0
BINGO EXPENSE	0	0	0	450	450	450	450	450	450	450	450	0	3,600	0	3,600
SPECIAL EVENTS EXPENSE	900	100	100	600	100	500	3500	2500	650	650	300	500	10,400	12,000	-1,600
Food & Beverage EXPENSE	275	300	350	500	1800	1800	1800	700	350	250	250	250	8,625	9,275	-650
Cost of Ice	0	0	0	0	75	150	275	225	75	0	0	0	800	850	-50
Office Supplies	100	100	100	100	100	300	100	100	250	100	100	100	1,550	1,550	0
Miscellaneous Expense	100	100	150	600	175	175	175	175	175	175	100	100	2,200	2,400	-200
Rental Expense	350	350	350	900	350	350	900	350	350	900	350	500	6,000	6,000	0
Communications	70	70	70	70	70	70	70	70	70	70	70	70	840	840	0
M/R Equipment	200	200	300	300	300	300	300	300	300	300	200	200	3,200	3,600	-400
Dock Repairs	0	0	0	1400	200	100	100	100	100	1400	0	0	3,400	1,000	2,400
Professional Expense	325	325	325	325	550	550	550	550	550	325	325	325	5,025	3,850	1,175
Pool Supplies	400	400	400	450	450	450	450	450	450	400	400	400	5,100	4,800	300
Prepare Wtr. & Bldg.	2300	2000	2000	1200	950	775	775	775	950	875	1300	1600	15,100	16,600	-1,500
M/R pool equip.	175	175	175	175	175	175	175	175	175	175	175	175	2,100	2,250	-150
Recreation Expenses	8995	7820	8120	10970	10595	15795	19370	16220	10045	10070	7820	8020	133,840	132,515	1,325
Net Recreation	-6985	-5583	10840	-2035	-4835	-6310	-9160	-8110	-5735	-6535	-4685	-6485	-55,618	-51,620	-3,998

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2018 Budget	2017 Budget	2018 Chg vs. 2017
Maintenance															
Labor - Maintenance	8250	8250	8250	8800	9500	10000	10000	9500	9500	8500	8250	8250	107,050	102,800	4,250
Employee Benefits	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	16,320	14,400	1,920
P/R Taxes	950	900	800	800	800	800	800	800	700	700	700	700	9,450	9,950	-500
Miscellaneous Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0
Communications	100	100	100	100	100	100	100	100	100	100	100	100	1,200	900	300
M/R Vehicles	300	300	300	300	300	300	300	300	300	300	300	300	3,600	4,000	-400
Signs	50	50	100	100	100	100	100	100	100	100	50	50	1,000	1,200	-200
Landscaping	0	0	0	2250	2750	2750	2750	2750	2750	2750	0	0	18,750	16,500	2,250
M/R Equipment	75	75	75	75	75	75	75	75	75	75	75	75	900	1,200	-300
Total Maintenance	11185	11135	11085	13885	15085	15585	15585	15085	14985	13985	10935	10935	159,470	152,150	7,320
Security															
Citations - Security	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,150	650
Expenses															
Professional Expense	13500	13500	13500	14500	15250	15250	15250	15250	15250	15250	13500	13500	173,500	173,500	0
Office Supplies	25	25	25	25	1700	25	25	25	25	25	25	25	1,975	1,975	0
Communications	165	165	165	165	165	165	165	165	165	165	165	165	1,980	1,800	180
M/R Equipment	50	50	75	75	75	75	75	75	75	75	50	50	800	900	-100
Security Expenses	13740	13740	13765	14765	17190	15515	15515	15515	15515	15515	13740	13740	178,255	178,175	80
Net Security	-13340	-13340	-13365	-14365	-16790	-15115	-15115	-15115	-15115	-15115	-13340	-13340	-173,455	-174,025	-570
Campground															
Campground Income	0	0	0	400	2400	1200	1200	700	600	0	0	0	6,500	4,300	2,200
Expenses															
M/R Building Ext	0	0	0	75	100	100	75	100	75	0	0	0	525	450	75
Propane	0	0	0	0	100	0	100	0	0	0	0	0	200	150	50
M/R Equipment / Plumbing	0	0	0	150	200	100	100	100	100	0	0	0	750	650	100
Total Expenses	0	0	0	225	400	200	275	200	175	0	0	0	1,475	1,250	225
Net Campground	0	0	0	175	2000	1000	925	500	425	0	0	0	5,025	3,050	1,975

Food & Beverage	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2018 Budget	2017 Budget	2018 Chg vs. 2017
MISCELLANEOUS INCOME - RE	75	75	75	75	75	75	75	75	75	700	75	75	1,525	1,950	-425
LIQUOR SALES	3750	3750	3750	4500	5700	8000	8000	8000	6500	4500	4000	4000	64,450	74,100	-9,650
BEER SALES	3750	3250	3750	4500	5700	8000	8000	8000	6750	4750	4000	4000	64,450	75,250	-10,800
WINE SALES	900	700	900	1100	1400	1800	2100	2000	1800	1200	800	700	15,400	20,500	-5,100
FOOD SALES	10000	10000	10000	12000	14000	19000	21000	20000	17000	13000	10000	10000	166,000	202,500	-36,500
Total Income	18475	17775	18475	22175	26875	36875	39175	38075	32125	24150	18875	18775	311,825	374,300	-62,475
COST OF LIQUOR 25%	940	940	940	1125	1425	2000	2000	2000	1625	1125	1000	1000	16,120	18,525	-2,405
COST OF BEER 35%	1350	1150	1350	1575	1995	2800	2800	2800	2365	1665	1400	1400	22,650	26,225	-3,575
COST OF WINE 35%	315	245	315	385	490	630	735	700	630	420	280	245	5,390	7,165	-1,775
COST OF FOOD 43%	4300	4300	4300	5160	6020	8170	9030	8600	7310	5590	4300	4300	71,380	89,190	-17,810
Total Cost of Goods Sold	6905	6635	6905	8245	9930	13600	14565	14100	11930	8800	6980	6945	115,540	141,105	-25,565
LABOR - Restaurant 37%	7750	7500	7750	8000	9950	11500	12500	12500	11000	9950	8000	8000	114,400	130,850	-16,450
Bonus	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500	-1,500
EMPLOYEE BENEFITS	680	680	680	680	680	680	680	680	680	680	680	680	8,160	7,200	960
P/R TAXES	1000	1000	1000	1000	1200	1500	1650	1650	1300	1100	1000	900	14,300	16,750	-2,450
ADVERTISING	375	400	500	650	750	750	750	750	750	750	450	450	7,325	8,100	-775
Bank Service Fees	250	325	250	250	250	400	500	550	550	450	400	400	4,575	6,000	-1,425
CLEANING SUPPLIES	150	150	175	175	200	200	200	200	200	175	150	150	2,125	2,200	-75
Paper Products	250	250	275	300	300	300	300	300	300	275	250	250	3,350	3,450	-100
Miscellaneous Expense	350	350	350	350	350	350	350	350	350	350	350	350	4,200	4,500	-300
Linens	225	225	225	225	225	225	225	225	225	225	225	225	2,700	2,700	0
Entertainment	1600	1600	2700	1650	3000	3200	3500	3000	3000	2700	1600	1600	29,150	29,550	-400
COMMUNICATIONS	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,380	-180
PROPANE	300	300	300	350	400	400	400	400	375	350	300	300	4,175	4,450	-275
M/R PLUMBING	50	50	285	50	50	50	50	300	50	50	50	50	1,085	1,350	-265
M/R EQUIPMENT	200	200	250	350	350	350	350	350	350	250	200	200	3,400	4,200	-800
Licenses	900	100	0	0	1400	1400	350	0	300	100	0	0	4,200	4,325	-125
Coupons	35	35	35	35	40	40	40	40	35	35	35	35	440	440	0
Total Expenses	14215	13265	14875	14165	19245	21445	21595	21395	19565	17540	13790	13690	204,785	228,945	-24,160
Net Food & Beverage	-2645	-2125	-3305	-235	-2300	1830	3015	2580	630	-2190	-1895	-1860	-8,500	4,250	-12,750
Road Maintenance													2018 Budget	2017 Budget	2018 Chg vs. 2017
Snow Removal	15000	15000	10500	0	0	0	0	0	0	0	4500	13000	58,000	60,000	-2,000
Road Repairs	0	0	0	4000	4000	4000	4000	4000	4000	2000	0	0	26,000	30,000	-4,000
Swale Repairs	0	0	0	3000	3000	3000	3000	2000	2000	1000	0	0	17,000	20,000	-3,000
Salt/Aslt Expense	4500	4500	2000	0	0	0	0	0	0	0	1355	4000	16,355	16,626	-271
Asphalt/Aggregate Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Road Maintenance	19500	19500	12500	7000	7000	7000	7000	6000	6000	3000	5855	17000	117,355	126,626	-9,271

Beech Mountain Lakes 2018 Budget															
Non Operational Income													2018	2017	2018 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2017
Membership Dues	90346	90346	90346	90346	90346	90346	90346	90346	90346	90346	90346	90346	1,084,152	1,058,962	25,190
Association Reimbursement	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	135,000	132,000	3,000
GARBAGE FEE INCOME (96%)	46512	0	0	46512	0	0	46512	0	0	46512	0	0	186,048	183,936	2,112
Surplus Money 2016 Audit	0	0	0	0	0	0	0	0	0	0	0	0	0	32,850	-32,850
Late Fee Inc.	1000	7500	5000	2500	1000	1000	1000	1000	1000	1000	1000	1000	24,000	24,000	0
Interest Income - Investm	750	750	750	750	750	750	750	750	750	750	750	750	9,000	6,000	3,000
Collections Income	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	36,000	36,000	0
RESALE CERTIFICATE INCOME	450	450	450	900	900	1050	1050	1050	900	450	450	450	8,550	8,550	0
ACC FILING FEES	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600	0
Miscellaneous Income	4000	3000	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	19,500	10,000	9,500
Over/Short	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-120	-120	0
Total Non Operational Inc	157598	116586	112336	156798	108786	108936	155448	108936	108786	154848	108336	108336	1,505,730	1,495,778	9,952
Non Operational Expenses															
Garbage Fee Expense	14000	14000	14000	14000	14000	14000	14000	14000	14000	14000	14000	14000	168,000	168,000	0
Lake/Dam/Spillway Reserve Account	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000	18,000	-6,000
Reserve Fund	17500	17500	17500	17500	17500	17500	17500	17500	17500	17500	17500	17500	210,000	222,712	-12,712
Building Replacement	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000	18,000	-6,000
Collection Income to Reserve Fund	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	24,000	24,000	0
Property & Liability Insu	20415	4675	4675	4675	4675	4675	4675	4675	4675	0	0	0	57,815	55,600	2,215
D&O Insurance	9880	0	0	0	0	0	0	0	0	0	0	0	9,880	9,500	380
Gypse Moth Spraying	0	0	0	0	34136	0	0	0	0	0	0	0	34,136	0	34,136
Fire Hydrant Fee (Fire Protection)	12936	0	0	0	0	0	0	0	0	0	0	0	12,936	0	12,936
Interest Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	0
Dam Insurance (Bond)	650	0	0	0	0	0	0	0	0	0	0	0	650	650	0
Depreciation Expense	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	84,000	84,000	0
Bad Debt (5%)	4517	4517	4517	4517	4517	4517	4517	4517	4517	4517	4517	4517	54,204	63,537	-9,333
Dock ROI to Capital (6% sales tax)	0	0	0	0	0	0	22701	0	0	0	0	0	22,701	23,575	-874
Total Non Operational Exp	91098	51892	51892	51892	86028	51892	74593	51892	51892	47217	47217	47217	704,722	689,974	14,748
Departmental Expense/(Income)															
Administration	16525	16480	16580	23780	17105	18405	17705	17055	18455	17180	16580	20155	216,005	231,540	-15,535
Clubhouse	10640	10540	10740	8840	8640	8290	8290	8040	7940	8140	9840	10690	110,630	112,143	-1,513
Recreation	6985	5583	-10840	2035	4835	6310	9160	8110	5735	6535	4685	6485	55,618	51,620	3,998
Maintenance	11185	11135	11085	13885	15085	15585	15585	15085	14985	13985	10935	10935	159,470	152,150	7,320
Security	13340	13340	13365	14365	16790	15115	15115	15115	15115	15115	13340	13340	173,455	174,025	-570
Campground	0	0	0	-175	-2000	-1000	-925	-500	-425	0	0	0	-5,025	-3,050	-1,975
Food & Beverage	2645	2125	3305	235	2300	-1830	-3015	-2580	-630	2190	1895	1860	8,500	-4,250	12,750
Road Maintenance	19500	19500	12500	7000	7000	7000	7000	6000	6000	3000	5855	17000	117,355	126,626	-9,271
Total Dept. Expense/(Inco)	80820	78703	56735	69965	69755	67875	68915	66325	67175	66145	63130	80465	836,008	840,804	-4,796
Income (Loss)	-14320	-14009	3709	34941	-46997	-10831	11940	-9281	-10281	41486	-2011	-19346	-35,000	-35,000	0
TRANSFER FEE INCOME to Reserve	2,500	2,500	2,500	3,000	3,000	3,500	3,500	3,500	3,000	3,000	2,500	2,500	35,000	35,000	0
Net Inc/(Loss) Before Reserve	(11,820)	(11,509)	6,209	37,941	(43,997)	(7,331)	15,440	(5,781)	(7,281)	44,486	489	(16,846)	0	0	0
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Net Income / (Loss)													0	0	0