

Beech Mountain Lakes Association Inc. 2nd proposed budget 2019	Dues @ \$920.00					Garbage \$50 per qtr (\$200 per year)							2019 Budget	2018 Budget	2019 Chg. vs. 2018
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec			
Administration															
Renters Fee Income	4,000	1,000	700	700	700	700	700	700	700	700	700	700	12,000	12,000	0
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	12,600	0
Labor - Admin	10275	10275	10275	10275	10275	10275	10275	10275	10275	10275	10275	10275	123,300	127,800	-4,500
Employee Benefits	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	16,320	16,320	0
P/R Taxes	1000	1000	900	900	900	800	800	850	850	800	900	900	10,600	10,800	-200
Education & Training	100	0	100	0	100	0	100	0	100	0	100	0	600	900	-300
Advertising	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Bank Service Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	900	-900
Member Meeting & Entertai	40	40	40	40	40	40	40	40	40	40	40	40	480	240	240
Postage	200	100	100	100	100	100	100	100	650	100	100	600	2,350	2,550	-200
Professional Expense	1100	1100	1100	1100	8300	1100	1100	1100	1100	1100	1100	1100	20,400	18,000	2,400
Legal Fees	650	650	650	650	650	650	650	650	650	650	650	650	7,800	10,800	-3,000
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	750	0	750	0	750	0	0	0	2,250	2,500	-250
Collections Expense	100	350	600	500	600	500	600	500	600	500	600	500	5,950	10,800	-4,850
Office Supplies	175	175	175	175	175	175	175	175	175	175	175	175	2,100	2,400	-300
Miscellaneous Expense	35	35	35	35	35	35	35	35	35	35	35	35	420	420	0
Printing Expense	2200	275	275	600	275	275	500	275	275	500	275	300	6,025	6,025	0
Rental Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800	2,200	-400
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	3,900	0
M/R Equipment	75	75	75	75	75	75	75	75	75	75	75	75	900	1,500	-600
Taxes & Licenses	175	100	100	500	100	1500	100	100	1500	100	100	100	4,475	4,475	0
Total Expenses	18160	16210	16460	16985	24435	17585	17360	16235	19135	16385	16460	20335	215,745	228,605	-12,860
Net Administration	14110	15160	15710	16235	23685	16835	16610	15485	18385	15635	15710	19585	203,145	216,005	-12,860
Clubhouse															
Pest Control	983	-	-	-	-	250	-	-	-	-	-	-	1,233	1,050	183
fire alarm system	296	296	296	296	296	296	296	296	296	296	296	296	3,552	3,000	552
Cleaning Supplies	525	525	550	650	700	700	700	700	600	600	525	525	7,300	7,600	-300
Electric	6,500	6,000	5,500	4,000	3,650	3,650	3,650	3,650	3,400	3,400	4,500	5,500	53,400	54,000	-600
Cable	185	185	185	185	185	185	185	185	185	185	185	185	2,220	1,980	240
Water/Sewer	1,500	1,500	1,700	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,600	19,500	17,900	1,600
M/R Building Int	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,600	-400
M/R Building Ext	200	200	500	550	550	550	550	550	550	550	200	200	5,150	5,800	-650
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	2,700	0
M/R Equipment	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,800	-600
Total Clubhouse	11,714	10,231	10,256	8,856	8,556	8,806	8,556	8,556	8,206	8,206	8,881	9,831	110,655	110,630	25

Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2019	2018	2019 Chg
													Budget	Budget	vs. 2018
Labor - Maintenance	8325	8325	8500	8800	10000	10000	10000	10000	10000	8500	8325	8325	109,100	107,050	2,050
Employee Benefits	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	1360	16,320	16,320	0
P/R Taxes	950	925	925	925	825	825	825	825	750	700	700	700	9,875	9,450	425
Miscellaneous Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0
Communications	105	105	105	105	105	105	105	105	105	105	105	105	1,260	1,200	60
M/R Vehicles	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600	0
Signs	50	50	100	100	100	100	100	100	100	100	50	50	1,000	1,000	0
Landscaping	0	0	0	3400	3000	3000	3000	3000	3000	3000	0	0	21,400	18,750	2,650
M/R Equipment	75	75	75	75	75	75	75	75	75	75	75	75	900	900	0
Total Maintenance	11265	11240	11465	15165	15865	15865	15865	15865	15790	14240	11015	11015	164,655	159,470	5,185
													2019	2018	2019 Chg
Security	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2018
Citations - Security	500	300	400	400	500	400	400	400	400	400	400	400	4,900	4,800	100
													2019	2018	2019 Chg
Expenses															
Professional Expense	13500	13500	13500	14500	15250	15250	15250	15250	15250	15250	13500	13500	173,500	173,500	0
Office Supplies	25	1600	25	25	25	25	25	25	25	800	25	25	2,650	1,975	675
Communications	185	185	185	185	185	185	185	185	185	185	185	185	2,220	1,980	240
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	800	-200
Security Expenses	13760	15335	13760	14760	15510	15510	15510	15510	15510	16285	13760	13760	178,970	178,255	715
Net Security	-13260	-15035	-13360	-14360	-15010	-15110	-15110	-15110	-15110	-15885	-13360	-13360	-174,070	-173,455	615
													2019	2018	2019 Chg
Campground	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	vs. 2018
Campground Income	0	0	0	1000	3500	1000	1200	600	400	700	0	0	8,400	6,500	1,900
													2019	2018	2019 Chg
Expenses															
M/R Building Ext	0	0	0	75	75	75	75	75	75	0	0	0	450	525	-75
Propane	0	0	0	0	100	0	0	100	0	0	0	0	200	200	0
M/R Equipment / Plumbing	0	0	0	150	50	100	50	100	50	0	0	0	500	750	-250
Total Expenses	0	0	0	225	225	175	125	275	125	0	0	0	1,150	1,475	-325
Net Campground	0	0	0	775	3275	825	1075	325	275	700	0	0	7,250	5,025	2,225

Beech Mountain Lakes 2018 Budget													2019	2018	2019 Chg
Non Operational Income													Budget	Budget	vs. 2018
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec			
Membership Dues	92545	92545	92545	92545	92545	92545	92545	92545	92545	92545	92545	92545	1,110,540	1,084,152	26,388
Association Reimbursement	11500	11500	11500	11500	11500	11500	11500	11500	11500	11500	11500	11500	138,000	135,000	3,000
GARBAGE FEE INCOME (86%)	46662	0	0	46662	0	0	46662	0	0	46662	0	0	186,648	186,048	600
Late Fee Inc.	1800	4500	2500	2500	1000	1000	1000	1000	1000	1000	1000	1000	19,300	24,000	-4,700
Interest Income - Investm	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000	9,000	3,000
Collection Income to Reserve Fund	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	42,000	36,000	6,000
RESALE CERTIFICATE INCOME	450	450	600	1050	1050	1050	1050	1050	1050	750	450	450	9,450	8,550	900
ACC FILING FEES	300	300	350	350	350	350	350	350	350	300	300	300	3,950	3,600	350
Miscellaneous Income	4000	3000	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	22,000	19,500	2,500
Over/Short	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-120	-120	0
Total Non Operational Inc	161747	116785	113485	160597	112435	112435	159097	112435	112435	158747	111785	111785	1,543,768	1,505,730	38,038
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	12,000	0
Reserve Fund	20588	20588	20588	20588	20588	20588	20588	20588	20588	20588	20588	20588	247,056	210,000	37,056
Building Replacement	750	750	750	750	750	750	750	750	750	750	750	750	9,000	12,000	-3,000
Property & Liability Insu	20000	4450	4450	4450	4450	4450	4450	4450	4450	0	0	0	55,600	57,815	-2,215
D&O Insurance	9600	0	0	0	0	0	0	0	0	0	0	0	9,600	9,880	-280
Gypse Moth Spraying	0	0	0	0	34136	0	0	0	0	0	0	0	34,136	34,136	0
Fire Hydrant Fee (Fire Protection)	11858	0	0	0	0	0	0	0	0	0	0	0	11,858	12,936	-1,078
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	7250	7250	7250	7250	7250	7250	7250	7250	7250	7250	7250	7250	87,000	84,000	3,000
Bad Debt (5%)	4627	4627	4627	4627	4627	4627	4627	4627	4627	4627	4627	4627	55,524	54,204	1,320
Dock ROI to Capital (6% sales tax)	0	0	0	0	0	0	22701	0	0	0	0	0	22,701	22,701	0
Total Non Operational Exp	90523	52865	52865	52865	87001	52865	75566	52865	52865	48415	48415	48415	715,525	704,722	10,803
Departmental Expense/(Income)															
Administration	14110	15160	15710	16235	23685	16835	16610	15485	18385	15635	15710	19585	203,145	216,005	-12,860
Clubhouse	11714	10231	10256	8856	8556	8806	8556	8556	8206	8206	8881	9831	110,655	110,630	25
Recreation	7260	5835	-13767	4260	4385	6285	8435	9460	5010	5610	5235	6510	54,518	55,618	-1,100
Maintenance	11265	11240	11465	15165	15865	15865	15865	15865	15790	14240	11015	11015	164,655	159,470	5,185
Security	13260	15035	13360	14360	15010	15110	15110	15110	15110	15885	13360	13360	174,070	173,455	615
Campground	0	0	0	-775	-3275	-825	-1075	-325	-275	-700	0	0	-7,250	-5,025	-2,225
Food & Beverage	4735	3335	3230	2520	4550	-1125	-2275	-1395	3435	2890	2625	2475	25,000	8,500	16,500
Road Maintenance	26000	26000	19450	8900	5750	5750	5750	5750	5000	4100	8000	21000	141,450	117,355	24,095
Total Dept. Expense/(Inco	88344	86836	59704	69521	74526	66701	66976	68506	70661	65866	64826	83776	866,243	836,008	30,235
Income (Loss)	-17120	-22916	916	38211	-49092	-7131	16555	-8936	-11091	44466	-1456	-20406	-38,000	-35,000	-3,000
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	35,000	3,000
Net Inc/(Loss) Before Reserve	(14,620)	(20,416)	4,416	41,711	(45,592)	(3,631)	20,055	(5,436)	(7,591)	47,966	1,044	(17,906)	0	0	0
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	0	-	0
Net Income / (Loss)													0	0	0