Beech Mountain Lakes Association Inc.			Dues @ $900.00				Garbage $66 per qtr ($220 per year)								
1st Draft 2020 Budget			$20 Reduction					$20 Increase							
Administration															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg. vs. 2019
Renters Fee Income	3,500	800	450	450	450	800	800	800	450	450	450	450	9,850	12,000	-2,150
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	12,600	-2,150
Labor - Admin	10750	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000	120,750	123,300	-2,550
Code Enforcement Contractor	150	150	150	300	300	500	500	500	500	500	500	150	4,200	0	4,200
Employee Benefits	750	750	750	750	750	750	750	750	750	750	750	750	9,000	16,320	-7,320
P/R Taxes	1000	900	900	900	900	900	900	900	900	900	900	900	10,900	10,600	300
Education & Training	500	0	0	0	0	0	0	0	0	0	0	0	500	600	-100
Advertising	25	25	25	25	25	25	25	25	25	25	25	25	300	600	-300
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	480	-30
Postage	700	75	75	75	75	75	75	75	700	75	75	75	2,150	2,350	-200
Professional Expense	1600	1100	1300	1300	8350	1250	1250	1300	1300	1300	1300	1300	22,650	20,400	2,250
Legal Fees	575	575	575	575	575	575	575	575	575	575	575	575	6,900	7,800	-900
Dam Inspection	0	0	0	0	0	0	0	0	0	2300	0	0	2,300	3,550	-1,250
M/R Dam-Lake	0	0	0	0	500	0	500	0	500	0	0	0	1,500	2,250	-750
Collections Expense	500	500	800	500	800	500	800	500	800	500	800	500	7,500	5,950	1,550
Office Supplies	150	150	150	150	150	150	150	150	150	150	150	150	1,800	2,100	-300
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	6,025	-1,675
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	1,925	-905
Communications	310	310	610	310	310	310	310	310	310	310	310	310	4,020	3,900	120
M/R Equipment	25	25	25	25	25	25	25	25	25	25	25	25	300	900	-600
Taxes & Licenses	50	50	50	200	100	1500	225	100	50	150	50	125	2,650	4,475	-1,825
Total Expenses	19555	15055	16080	15555	23305	17180	16480	15605	17405	18005	15905	15330	205,460	215,745	-10,285
Net Administration	16005	14205	15580	15055	22805	16330	15630	14755	16905	17505	15405	14830	195,010	203,145	-8,135
Clubhouse															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Pest Control	1,000	-	-	-		250	250	250	-	-	-	-	1,750	1,233	517
fire alarm system	-	362	330	-	362	330	-	362	330	-	362	330	2,768	3,552	-784
Cleaning Supplies	300	300	300	300	700	750	750	750	350	300	350	350	5,500	7,300	-1,800
Electric	5,700	6,700	5,200	3,800	3,400	3,200	3,800	3,650	3,400	3,400	4,500	5,500	52,250	53,400	-1,150
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	19,500	1,100
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	550	550	550	550	550	550	550	200	200	5,150	5,150	0
M/R HVAC	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200	0
M/R Plumbing	150	150	150	150	150	350	450	150	150	150	150	150	2,300	2,700	-400
M/R Equipment	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0
Total Clubhouse	10,535	10,897	9,665	7,985	8,347	8,615	9,085	8,997	7,965	7,585	8,747	9,715	108,138	110,655	-2,517

Recreation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Ice Sales	0	0	0	25	150	300	475	475	200	25	0	0	1,650	1,650	0
Non Taxable Rec. Snack Sales	150	200	300	350	400	600	600	600	400	300	100	100	4,100	4,475	-375
Taxable Rec. Snack Sales	150	175	200	250	300	350	450	400	350	300	200	150	3,275	3,125	150
Souvenir/Post cards	8	9	9	9	10	10	10	10	9	9	9	8	110	120	-10
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	400	400	400	400	0	0	0	0	1,600	1,500	100
Special Events	2000	100	100	200	3750	1000	1000	250	100	1000	1100	350	10,950	11,300	-350
Adult Lounge/Pavillion Re	350	350	550	550	1000	1100	1100	1100	1100	350	350	350	8,250	9,050	-800
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	4,700	-1,700
Snack Shack Sales	0	0	0	0	200	900	1400	1100	200	0	0	0	3,800	4,600	-800
Vending Income	250	250	250	250	250	300	450	450	250	250	250	250	3,450	3,000	450
Dock Rental Income	0	0	18327	2400	0	0	0	0	0	0	0	0	20,727	20,727	0
Recreation Income	3083	2009	20811	5334	9260	8210	9760	6960	3434	2509	2184	1383	74,937	78,272	-3,335
Recreation Cost of Goods															
Labor - Recreation	3200	3200	3200	3200	3800	8500	10500	8500	3500	3200	3200	3200	57,200	60,000	-2,800
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	7,250	-780
BINGO EXPENSE	0	0	0	0	400	400	400	400		0	0	0	1,600	1,850	-250
SPECIAL EVENTS EXPENSE	1000	150	150	200	2500	1000	2750	2500	150	400	1500	500	12,800	10,500	2,300
Food & Beverage EXPENSE	275	275	275	275	1700	1700	1700	650	275	275	275	275	7,950	7,700	250
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	1,250	-130
Miscellaneous Expense	150	150	150	150	150	150	175	175	150	150	150	150	1,850	2,200	-350
Rental Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,650
Communications	42	42	42	42	42	42	42	42	42	42	42	42	504	840	-336
M/R Equipment	150	320	150	150	320	150	150	320	150	150	320	150	2,480	2,600	-120
Dock Repairs	0	0	0	1300	200	200	200	200	200	1300	0	0	3,600	4,050	-450
Professional Expense	350	830	300	300	400	420	420	420	350	300	300	300	4,690	4,750	-60
Pool Supplies	425	425	425	500	500	500	500	500	500	425	425	425	5,550	5,250	300
Propane Wtr. & Bldg.	2500	2400	2700	1700	1300	1800	950	950	1050	1050	1500	1800	19,700	16,500	3,200
M/R pool equip.	100	100	100	100	100	100	100	100	100	100	100	100	1,200	2,200	-1,000
Recreation Expenses	8667	8367	8022	8392	12037	16012	19312	15982	7097	7867	8287	7472	127,514	132,790	-5,276
Net Recreation	-5584	-6358	12789	-3058	-2777	-7802	-9552	-9022	-3663	-5358	-6103	-6089	-52,577	-54,518	1,941

Maintonance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Labor - Maintenance	5800	5800	5800	5800	6250	7000	7000	7000	5800	5800	5800	5800	73,650	109,100	-35,450
Employee Benefits	750	750	750	750	750	750	750	750	750	750	750	750	9,000	16,320	-7,320
P/R Taxes	650	650	650	650	725	800	800	800	650	650	650	650	8,325	9,875	-1,550
Miscellaneous Expense	75	75	75	75	75	75	75	75	75	75	75	75	900	1,200	-300
Communications	55	55	55	55	55	55	55	55	55	55	55	55	660	1,260	-600
M/R Vehicles	275	275	275	275	275	275	275	400	275	275	275	275	3,425	3,600	-175
Signs	50	50	50	50	75	75	75	75	50	50	50	50	700	1,000	-300
Landscaping	0	0	0	3000	3000	4000	3000	3000	3000	3000	0	0	22,000	21,400	600
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	900	-300
Total Maintenance	7705	7705	7705	10705	11255	13080	12080	12205	10705	10705	7705	7705	119,260	164,655	-45,395

Security	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Citations - Security	450	400	500	500	600	600	600	600	600	600	450	450	6,350	4,900	1,450
Expenses															
Professional Expense	13500	13500	13500	14200	14250	14250	15250	15250	14500	14100	13500	13500	169,300	173,500	-4,200
Office Supplies	75	75	75	75	700	75	75	75	75	500	75	75	1,950	2,650	-700
Communications	190	190	190	190	190	190	190	190	190	190	190	190	2,280	2,220	60
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Security Expenses	13815	13815	13815	14515	15190	14565	15565	15565	14815	14840	13815	13815	174,130	178,970	-4,840
Net Security	-13365	-13415	-13315	-14015	-14590	-13965	-14965	-14965	-14215	-14240	-13365	-13365	-167,780	-174,070	-6,290

Campground	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Campground Income	0	0	0	1750	2750	1500	850	600	500	700	0	0	8,650	8,400	250
Expenses															
M/R Building Ext	0	0	0	25	25	25	25	25	25	0	0	0	150	450	-300
Propane	0	0	0	0	0	0	0	0	0	0	0	0	0	200	-200
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	1,150	-500
Net Campground	0	0	0	1575	2675	1375	775	475	425	700	0	0	8,000	7,250	750

Food & Beverage	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
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	4,850	-3,725
LIQUOR SALES	3000	3000	3000	3000	4500	6000	7000	6500	4000	4500	3000	3000	50,500	53,150	-2,650
BEER SALES	3000	3000	4000	3750	4750	7000	9000	7000	5000	4500	3000	3000	57,000	57,900	-900
WINE SALES	600	700	850	750	1000	1250	1500	1500	1000	800	700	700	11,350	12,750	-1,400
FOOD SALES	8750	9500	10000	10000	14000	21000	21000	20000	15000	11000	10000	10000	160,250	163,500	-3,250
Total Income	15450	16300	17950	17600	24350	35425	38675	35175	25100	21575	16800	16825	281,225	293,150	-11,925
COST OF LIQUOR 28%	840	840	840	840	1260	1680	1960	1820	1120	1260	840	840	14,140	14,880	-740
COST OF BEER 38%	1140	1140	1520	1425	1805	2660	3420	2660	1900	1710	1140	1140	21,660	22,285	-625
COST OF WINE 41%	246	287	348	307	410	512	615	615	410	328	287	287	4,652	5,205	-553
COST OF FOOD 43%	3762	4085	4300	4300	6020	9030	9030	8600	6450	4730	4300	4300	68,907	70,305	-1,398
Total Cost of Goods Sold	5988	6352	7008	6872	9495	13882	15025	13695	9880	8028	6567	6567	109,359	112,675	-3,316
LABOR - Restaurant	8000	8000	8000	8000	10000	12000	12000	12000	9500	8000	8000	8000	111,500	115,565	-4,065
EMPLOYEE BENEFITS	0	0	0	0	0	0	0	0	0	0	0	0	0	8,160	-8,160
P/R TAXES	1100	1100	1100	1100	1400	1650	1650	1650	1400	1100	1100	1100	15,450	14,200	1,250
ADVERTISING	0	0	0	0	0	0	0	0	0	0	0	0	0	7,325	-7,325
Bank Service Fees	275	375	350	350	350	475	700	800	500	375	300	300	5,150	4,725	425
CLEANING SUPPLIES	100	100	100	100	150	150	175	175	150	100	100	100	1,500	1,975	-475
Paper Products	150	150	150	150	275	350	350	350	275	150	150	150	2,650	3,500	-850
Miscellaneous Expense	1900	300	375	400	400	400	400	400	400	375	300	300	5,950	4,350	1,600
Linens	175	175	175	175	175	225	225	225	175	175	175	175	2,250	2,475	-225
Entertainment	2000	2000	2000	2000	2000	3000	3000	3000	2500	3000	2000	2250	28,750	27,950	800
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	1,085	15
M/R EQUIPMENT	200	200	250	700	350	350	350	500	350	250	200	200	3,900	3,400	500
Licenses	1100	325	30	0	1425	1500	0	0	300	100	0	0	4,780	4,555	225
Coupons	30	30	30	30	30	30	30	30	30	30	30	30	360	360	0
Total Expenses	15455	13180	13260	13555	17155	20730	19630	20130	16130	14155	12780	13030	189,190	205,475	-16,285
Net Food & Beverage	-5993	-3232	-2318	-2827	-2300	813	4020	1350	-910	-608	-2547	-2772	-17,324	-25,000	7,676

Road Maintonance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Snow Removal	22000	22000	21000	4000	0	0	0	0	0	0	5000	20000	94,000	84,000	10,000
Road Repairs	0	0	0	4000	3000	4000	4000	3000	3000	4000	0	0	25,000	22,000	3,000
Swale Repairs	0	0	0	3000	3000	4000	4000	4000	4000	3000	0	0	25,000	15,000	10,000
Salt/Ash Expense	7500	7500	2500	0	0	0	0	0	0	0	2850	7000	27,350	20,450	6,900
Total Road Maintenance	29500	29500	23500	11000	6000	8000	8000	7000	7000	7000	7850	27000	171,350	141,450	29,900

Beech Mountain Lakes															
2020 Budget															
Non Operational Income															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2020 Budget	2019 Budget	2020 Chg vs. 2019
Membership Dues	90606	90606	90606	90606	90606	90606	90606	90606	90606	90606	90606	90606	1,087,272	1,110,540	-23,268
Association Reimbursement (QH)	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	11250	135,000	138,000	-3,000
GARBAGE FEE INCOME	53900	0	0	53900	0	0	53900	0	0	53900	0	0	215,600	186,648	28,952
Late Fee Inc.	1300	4500	2500	2500	1000	1000	1000	1000	1000	1000	1000	1000	18,800	19,300	-500
Interest Income - Investm	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	18,000	12,000	6,000
Collection Income to Reserve Fund	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	30,000	42,000	-12,000
RESALE CERTIFICATE INCOME	600	600	600	1050	1050	1050	1050	1050	1050	750	600	600	10,050	9,450	600
ACC FILING FEES	250	250	250	250	450	450	450	450	250	250	250	250	3,800	3,950	-150
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
Total Non Operational Inc	165896	114196	110446	166546	110346	109596	163496	109596	109396	162996	108946	108946	1,540,402	1,543,768	-3,366
Non Operational Expenses															
Garbage Fee Expense	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	18000	216,000	168,000	48,000
Lake/Dam/Spillway Reserve Account	0	0	0	0	0	0	0	0	0	0	0	0	0	12,000	-12,000
Reserve Fund	22971	22971	22971	22971	22971	22971	22971	22971	22971	22971	22971	22971	275,652	247,056	28,596
Building Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	9,000	-9,000
Property & Liability Insu	22000	4895	4895	4895	4895	4895	4895	4895	4895	0	0	0	61,160	55,600	5,560
D&O Insurance	10560	0	0	0	0	0	0	0	0	0	0	0	10,560	9,600	960
Gypse Moth Spraying	0	0	0	0	0	0	0	0	0	0	0	0	0	34,136	-34,136
Fire Hydrant Fee (Fire Protection)	15206	0	0	0	0	0	0	0	0	0	0	0	15,206	11,858	3,348
Interest Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	2,400	-2,400
Dam Insurance (Bond)	650	0	0	0	0	0	0	0	0	0	0	0	650	650	0
Depreciation Expense	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	96,000	87,000	9,000
Bad DebtDues (5%)	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	54,360	55,524	-1,164
Bad Debt Garbage (4%)	2156			2156			2156			2156			8,624	0	8,624
Dock ROI to Capital (6% sales tax)	0	0	0	0	0	0	16751	0	0	0	0	0	16,751	22,701	-5,950
Total Non Operational Exp	104073	58396	58396	60552	58396	58396	77303	58396	58396	55657	53501	53501	754,963	715,525	39,438
Departmental Expense/(Income)															
Administration	16005	14205	15580	15055	22805	16330	15630	14755	16905	17505	15405	14830	195,010	203,145	-8,135
Clubhouse	10535	10897	9665	7985	8347	8615	9085	8997	7965	7585	8747	9715	108,138	110,655	-2,517
Recreation	5584	6358	-12789	3058	2777	7802	9552	9022	3663	5358	6103	6089	52,577	54,518	-1,941
Maintenance	7705	7705	7705	10705	11255	13080	12080	12205	10705	10705	7705	7705	119,260	164,655	-45,395
Security	13365	13415	13315	14015	14590	13965	14965	14965	14215	14240	13365	13365	167,780	174,070	-6,290
Campground	0	0	0	-1575	-2675	-1375	-775	-475	-425	-700	0	0	-8,000	-7,250	-750
Food & Beverage	5993	3232	2318	2827	2300	-813	-4020	-1350	910	608	2547	2772	17,824	25,000	-7,676
Road Maintenance	29500	29500	23500	11000	6000	8000	8000	7000	7000	7000	7850	27000	171,350	141,450	29,900
Total Dept. Expense/(Inco	88687	85312	59294	63070	65399	65604	64517	65119	60938	62301	61722	81476	823,439	866,243	-42,804
Income (Loss)	-26864	-29512	-7244	42924	-13449	-14404	21676	-13919	-9938	45038	-6277	-26031	-38,000	-38,000	0
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	38,000	0
Net Inc/(Loss) Before Reserve	(24,364)	(27,012)	(3,744)	46,424	(9,949)	(10,904)	25,176	(10,419)	(6,438)	48,538	(3,777)	(23,531)	0	0	0
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	0	-	0
Net Income / (Loss)													0	0	0