Beech Mountain Lakes Association			Dues @ $865.00 ($45.00 Increase)				Garbage $50 per qtr ($200 per year)								
2016 Budget Draft															
Administration															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg. vs. 2015
Renters Fee Income	1,800	600	500	300	250	250	250	250	250	250	250	250	5,200	4,200	1,000
CEO & ACC Fines & Fees Income	75	75	75	75	75	75	75	75	75	75	75	75	900	1,200	-300
Administration Income	1875	675	575	375	325	325	325	325	325	325	325	325	6,100	5,400	700
Labor - Admin	11500	11500	11500	11500	11500	11500	11500	11500	11500	11500	11500	11500	138,000	134,250	3,750
Employee Benefits	1620	1620	1620	1620	1620	1620	1620	1620	1620	1620	1620	1620	19,440	20,500	-1,060
P/R Taxes	1250	1250	1250	1100	1100	1100	1100	1100	1100	1200	1200	1200	13,950	16,400	-2,450
Education & Training	50	50	50	650	50	50	50	50	50	50	50	50	1,200	1,000	200
Advertising	50	50	50	50	50	50	50	50	50	50	50	50	600	300	300
Bank Service Fees	65	65	75	65	65	75	65	65	75	65	65	75	820	820	0
Member Meeting & Entertai	20	20	20	20	20	20	20	20	20	20	20	20	240	240	0
Postage	600	300	250	300	250	250	300	250	250	300	250	250	3,550	2,250	1,300
Professional Expense	1000	1000	1000	7000	1000	1000	1000	1000	1000	1000	1000	1000	18,000	13,800	4,200
Legal Fees	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	18,000	18,600	-600
Dam Inspection	0	0	0	0	0	0	0	0	0	0	0	3550	3,550	3,300	250
M/R Dam-Lake	0	0	0	0	0	500	500	500	500	0	0	0	2,000	0	2,000
Collections Expense	1550	1550	1550	1550	1550	1550	1550	1550	1550	1550	1550	1550	18,600	18,000	600
Office Supplies	223	210	210	212	212	212	212	212	212	212	212	212	2,551	2,538	13
Miscellaneous Expense	70	70	70	70	70	70	70	70	70	70	70	70	840	1,000	-160
Printing Expense	3100	300	300	600	300	300	500	300	300	500	300	300	7,100	4,900	2,200
Rental Expense	500	25	25	500	25	25	500	25	25	500	25	25	2,200	2,400	-200
Travel Expense	150	150	175	175	175	175	175	175	175	150	150	150	1,975	1,500	475
Communications	365	365	365	365	365	365	365	365	365	365	365	365	4,380	3,600	780
M/R Equipment	125	125	125	125	125	125	125	125	125	125	150	150	1,550	1,550	0
Taxes & Licenses	125	150	125	500	125	125	250	250	1750	125	125	125	3,775	3,050	725
Total Expenses	23863	20300	20260	27902	20102	20612	21452	20727	22237	20902	20202	23762	262,321	249,998	12,323
Net Administration	21988	19625	19685	27527	19777	20287	21127	20402	21912	20577	19877	23437	256,221	244,598	11,623
Clubhouse															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Pest Control	900	-	-	-	250	-	-	-	-	-	-	-	1,150	1,100	50
fire alarm system	250	200	200	200	250	200	200	200	250	200	200	250	2,600	2,600	0
Cleaning Supplies	506	550	550	600	600	600	600	600	600	550	550	550	6,856	6,600	256
Electric	7,000	7,000	7,000	5,000	4,000	4,000	4,000	4,000	4,000	4,500	5,000	6,000	61,500	57,000	4,500
Cable	165	165	165	165	165	165	165	165	165	165	165	165	1,980	600	1,380
Water/Sewer	1,500	1,500	1,500	1,550	1,600	1,600	1,600	1,600	1,600	1,500	1,500	1,550	18,600	18,600	0
M/R Building Int	800	800	700	600	600	600	650	600	600	600	800	800	8,150	8,150	0
M/R Building Ext	300	300	500	800	800	800	800	800	700	700	400	300	7,200	7,200	0
M/R HVAC	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200	0
M/R Plumbing	255	255	255	250	250	250	250	250	255	255	255	255	3,035	3,000	35
M/R Equipment	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
Total Clubhouse	12,426	11,520	11,620	9,915	9,265	8,965	9,015	8,965	8,920	9,220	9,620	10,620	120,071	113,850	6,221

Recreation

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Ice Sales	0	0	0	0	125	250	500	400	125	0	0	0	1,400	1,075	325
Non Taxable Rec. Snack Sales	100	100	150	250	350	350	350	350	250	150	100	100	2,600	6,450	-3,850
Taxable Rec. Snack Sales	150	150	250	425	425	550	550	550	450	325	150	150	4,125	0	4,125
Souvenir/Post cards	20	20	20	20	20	20	20	20	20	20	20	20	240	300	-60
Boat Permits	0	0	400	650	1000	800	800	400	200	0	0	0	4,250	3,925	325
Dry Dock Rentals	150	100	1000	600	500	300	300	300	200	0	0	0	3,450	3,550	-100
Miscellaneous Income	50	50	50	50	50	50	50	50	50	50	50	50	600	300	300
Pool Passes	0	0	0	0	0	25	25	25	0	0	0	0	75	50	25
Bingo Income	200	200	200	300	350	350	350	350	350	200	200	200	3,250	4,000	-750
Special Events	0	0	600	450	250	1000	1500	1500	200	100	1200	200	7,000	2,800	4,200
Adult Lounge/Pavillion Re	400	400	650	1100	1100	1200	1600	1600	650	300	300	300	9,600	8,350	1,250
Boat Rental Income - Rec	0	0	0	0	200	600	1500	1300	350	0	0	0	3,950	3,000	950
Newsletter Ad Income	1050	500	500	100	100	100	600	200	200	250	250	250	4,100	5,750	-1,650
Taxable Snack Shack Sales	0	0	0	0	250	900	1100	850	250	0	0	0	3,350	3,700	-350
Non Taxable Snack Shack Sales	0	0	0	0	150	500	500	400	150	0	0	0	1,700	0	1,700
Vending Income	200	200	200	250	250	300	400	400	250	200	200	200	3,050	2,650	400
Dock Rental Income	0	1000	12000	4000	1000	0	0	0	0	0	0	0	18,000	18,000	0
Recreation Income	2320	2720	16020	8195	6120	7295	10145	8695	3695	1595	2470	1470	70,740	66,425	4,315
Cost of Ice	0	0	0	100	150	150	150	150	0	0	0	0	700	500	200
Recreation Cost of Goods															
Labor - Recreation	3500	3500	3500	4500	5000	8500	9500	8500	4750	4000	3500	3500	62,250	62,500	-250
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P/R Taxes	500	500	500	600	800	900	1000	800	650	500	500	500	7,750	7,000	750
BINGO EXPENSE	75	75	75	75	100	250	200	200	100	75	75	75	1,375	1,782	-407
SPECIAL EVENTS EXPENSE	200	200	500	200	250	500	3500	3500	1500	1150	250	250	12,000	7,400	4,600
Food & Beverage EXPENSE	275	400	450	650	3000	1000	1500	700	400	300	200	200	9,075	5,000	4,075
Office Supplies	100	100	100	100	100	300	100	100	250	100	100	100	1,550	1,800	-250
Miscellaneous Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400	1,800	600
Rental Expense	200	150	150	200	325	325	350	300	250	200	175	175	2,800	2,800	0
Communications	60	60	60	60	60	60	60	60	60	60	60	60	720	720	0
M/R Equipment	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,800	0
Dock Repairs	0	0	0	0	1400	200	200	200	200	1400	0	0	3,600	3,600	0
Professional Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000	0
Pool Supplies	300	300	300	350	350	400	400	350	350	300	300	300	4,000	4,300	-300
Propane Wtr. & Bldg.	2500	2500	2500	1600	1200	1200	1200	1200	1200	1200	1800	2000	20,100	20,350	-250
M/R pool equip.	200	200	200	175	175	175	175	175	175	200	200	200	2,250	2,250	0
Recreation Expenses	8760	8835	9185	9360	13610	14660	19035	16935	10735	10335	8010	8210	137,670	132,952	4,718
Net Recreation	-6440	-6115	6835	-1165	-7490	-7365	-8890	-8240	-7040	-8740	-5540	-6740	-66,930	-67,027	97

Maintenance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Labor - Maintenance	8800	8800	8800	8800	9050	9050	10050	9050	9050	8800	8800	8550	107,600	104,600	3,000
Employee Benefits	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12,960	12,000	960
P/R Taxes	1000	900	975	975	1000	1000	950	900	900	900	900	900	11,300	11,625	-325
Miscellaneous Expense	125	125	125	150	150	150	150	150	150	125	125	125	1,650	1,500	150
Communications	100	100	100	100	100	100	100	100	100	100	100	100	1,200	900	300
M/R Vehicles	500	500	500	500	500	500	500	500	500	500	500	500	6,000	6,600	-600
Signs	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,000	800
Landscaping	0	0	0	2200	2500	3500	3500	2500	2500	2000	0	0	18,700	18,700	0
M/R Equipment	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,600	-400
Total Mainenance	11855	11755	11830	14055	14630	15630	16580	14530	14530	13755	11755	11505	162,410	158,525	3,885

Security

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Citations - Security	300	300	350	350	350	400	400	400	350	350	300	300	4,150	4,000	150
Expenses															
Professional Expense	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500	15500	15000	185,500	180,000	5,500
Office Supplies	165	165	165	165	165	165	165	165	165	165	165	165	1,980	3,000	-1,020
Communications	150	150	150	150	150	150	150	150	150	150	150	150	1,800	900	900
M/R Equipment	75	75	75	75	75	75	75	75	75	75	75	75	900	900	0
Security Expenses	15890	15890	15890	15890	15890	15890	15890	15890	15890	15890	15890	15390	190,180	184,800	5,380
Net Security	-15590	-15590	-15540	-15540	-15540	-15490	-15490	-15490	-15540	-15540	-15590	-15090	-186,030	-180,800	5,230

Campground

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Campground Income	0	0	0	200	400	400	400	400	300	0	0	0	2,100	1,900	200
Expenses															
M/R Building Ext/Int.	0	0	0	75	75	75	75	75	75	0	0	0	450	450	0
Propane	0	0	0	100	0	0	100	0	0	0	0	0	200	200	0
M/R Equipment	0	0	0	150	350	100	100	100	100	100	0	0	1,000	350	650
Total Expenses	0	0	0	325	425	175	275	175	175	100	0	0	1,650	1,000	650
Net Campground	0	0	0	-125	-25	225	125	225	125	-100	0	0	450	900	-450

Food & Beverage															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
MISCELLANEOUS INCOME - RE	75	75	550	75	75	75	75	75	75	850	75	75	2,150	2,300	-150
LIQUOR SALES	5000	4500	5000	4500	7500	7500	9500	10000	6500	7000	6000	6500	79,500	77,000	2,500
BEER SALES	5000	4500	5750	4750	8000	8000	10000	11000	6750	7000	6000	6500	83,250	70,750	12,500
WINE SALES	1200	1000	1500	1500	2150	2000	2650	2800	1650	1750	1250	1500	20,950	20,950	0
FOOD SALES	11000	10750	12500	13250	20250	22000	26000	28000	15500	13500	12000	14000	198,750	192,500	6,250
Total Income	22275	20825	25300	24075	37975	39575	48225	51875	30475	30100	25325	28575	384,600	363,500	21,100
															0
COST OF LIQUOR 25%	1250	1125	1250	1125	1875	1875	2375	2500	1625	1750	1500	1625	19,875	19,950	-75
COST OF BEER 35%	1750	1575	2025	1665	2800	2800	3500	3850	2365	2450	2100	2275	29,155	25,865	3,290
COST OF WINE 37%	450	375	575	555	795	740	985	1035	610	650	465	555	7,790	9,040	-1,250
COST OF FOOD 43%	4750	4625	5375	5700	8710	9460	11200	12040	6675	5805	5160	6025	85,525	79,500	6,025
Total Cost of Goods Sold	8200	7700	9225	9045	14180	14875	18060	19425	11275	10655	9225	10480	142,345	134,355	7,990
															0
LABOR - Restaurant 34%	9500	10000	10000	10500	11000	12500	13000	13000	11500	10500	10000	10000	131,500	140,250	-8,750
Bonus	0	0	0	250	0	0	250	0	0	250	0	750	1,500	0	1,500
EMPLOYEE BENEFITS	540	540	540	540	540	540	540	540	540	540	540	540	6,480	6,000	480
P/R TAXES	1450	1450	1300	1250	2000	1850	1850	1850	1850	1350	1350	1350	18,900	19,800	-900
ADVERTISING	650	650	800	800	900	900	900	900	800	800	650	650	9,400	7,850	1,550
Bank Service Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	6,000	0
CLEANING SUPPLIES	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,125	275
Paper Products	275	275	275	300	300	300	300	300	300	275	275	275	3,450	3,425	25
Miscellaneous Expense	500	500	500	500	500	500	500	500	500	500	500	500	6,000	5,300	700
Linens	225	225	225	225	225	225	225	225	225	225	225	225	2,700	3,600	-900
Entertainment	2250	2250	3000	2500	3000	3500	3500	3500	3000	3000	2250	2250	34,000	30,000	4,000
COMMUNICATIONS	175	175	175	175	175	175	175	175	175	175	175	175	2,100	2,400	-300
PROPANE	450	450	500	500	550	600	600	600	500	500	500	500	6,250	6,600	-350
M/R PLUMBING	125	125	125	125	125	125	125	125	125	125	125	125	1,500	900	600
M/R EQUIPMENT	400	400	400	400	450	500	500	500	400	400	400	400	5,150	4,500	650
Licenses	875	200	100	250	1400	700	100	100	300	100	100	100	4,325	3,825	500
Coupons	50	50	50	50	50	50	50	50	50	50	50	50	600	1,200	-600
Total Expenses	18165	17990	18690	19065	21915	23165	23315	23065	20965	19490	17840	18590	242,255	243,775	-1,520
															0
Net Food & Beverage	-4090	-4865	-2615	-4035	1880	1535	6850	9385	-1765	-45	-1740	-495	0	-14,630	14,630
															0
Road Maintenance															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Snow Removal	14000	15000	10000	2500	0	0	0	0	0	0	4500	14000	60,000	51,000	9,000
Road Repairs	0	0	0	5500	7000	10000	10000	10000	7000	5500	0	0	55,000	145,000	-90,000
Swale Repairs	0	0	0	4500	4500	4500	4500	4500	4500	0	0	0	27,000	21,500	5,500
Salt/Ash Expense	4000	4500	1488	0	0	0	0	0	0	0	2638	4000	16,626	16,000	626
Asphalt/Aggregate Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Road Maintenance	18000	19500	11488	12500	11500	14500	14500	14500	11500	5500	7138	18000	158,626	233,500	-74,874

Beech Mountain Lakes
2016 Budget
Non Operational Income

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016 Budget	2015 Budget	2016 Chg vs. 2015
Membership Dues	86753	86749	86749	86749	86749	86749	86749	86749	86749	86749	86749	86749	1,040,992	987,082	53,910
Association Reimbursement	10818	10812	10812	10812	10812	10812	10812	10812	10812	10812	10812	10812	129,750	123,000	6,750
GARBAGE FEE INCOME	45984	0	0	45984	0	0	45984	0	0	45984	0	0	183,936	183,936	0
Surplus Money 2014 Audit	0	0	0	0	0	0	0	0	0	0	0	92109	92,109	144,778	-52,669
Late Fee Inc.	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	25,200	24,000	1,200
Interest Income - Investm	500	500	500	500	500	500	500	500	500	500	500	500	6,000	7,200	-1,200
Collections Income	5833	5833	5833	5833	5833	5833	5833	5833	5833	5833	5833	5833	69,996	0	69,996
RESALE CERTIFICATE INCOME	300	300	300	600	600	600	600	600	600	300	300	300	5,400	3,600	1,800
ACC FILING FEES	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600	0
Miscellaneous Income	2500	2500	500	500	500	500	500	500	500	500	500	500	10,000	8,000	2,000
Over/Short	-50	-50	-50	-50	-50	-50	-50	-50	-50	-50	-50	-50	-600	-600	0
Total Non Operational Inc	155038	109044	107044	153328	107344	107344	153328	107344	107344	153028	107044	199153	1,566,383	1,485,114	81,269
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	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	24,000	38,400	-14,400
Reserve Fund	11916	11916	11916	11916	11916	11916	11916	11916	11916	11916	11916	11916	142,992	0	142,992
Building Replacement	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	18,000	25,020	-7,020
Collection Income to Reserve Fund	4283	4283	4283	4283	4283	4283	4283	4283	4283	4283	4283	4283	51,396	0	51,396
Property & Liability Insu	14500	5575	5575	5575	5575	5575	5575	5575	5575	5575	0	0	64,675	71,175	-6,500
D&O Insurance	7000	0	0	0	0	0	0	0	0	0	0	0	7,000	9,000	-2,000
Dam Insurance (Bond)	1500	0	0	0	0	0	0	0	0	0	0	0	1,500	3,533	-2,033
Depreciation Expense	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	84,000	90,000	-6,000
Bad Debt	5295	5295	5295	5295	5295	5295	5295	5295	5295	5295	5295	5295	63,540	59,256	4,284
Dock ROI to Capital	0	0	0	0	0	14700	0	0	0	0	0	0	14,700	14,700	0
Total Non Operational Exp	68994	51569	51569	51569	51569	66269	51569	51569	51569	51569	45994	45994	639,803	479,084	160,719
Departmental Expense/(Income)															
Administration	21988	19625	19685	27527	19777	20287	21127	20402	21912	20577	19877	23437	256,221	244,598	11,623
Clubhouse	12426	11520	11620	9915	9265	8965	9015	8965	8920	9220	9620	10620	120,071	113,850	6,221
Recreation	6440	6115	-6835	1165	7490	7365	8890	8240	7040	8740	5540	6740	66,930	67,027	-97
Maintenance	11855	11755	11830	14055	14630	15630	16580	14530	14530	13755	11755	11505	162,410	158,525	3,885
Security	15590	15590	15540	15540	15540	15490	15490	15490	15540	15540	15590	15090	186,030	180,800	5,230
Campground	0	0	0	125	25	-225	-125	-225	-125	100	0	0	-450	-900	450
Food & Beverage	4090	4865	2615	4035	-1880	-1535	-6850	-9385	1765	45	1740	495	0	14,630	-14,630
Road Maintenance	18000	19500	11488	12500	11500	14500	14500	14500	11500	5500	7138	18000	158,626	233,500	-74,874
Total Dept. Expense/(Inco	90389	88970	65943	84862	76347	80477	78627	72517	81082	73477	71260	85887	949,838	1,012,030	-62,192
Income (Loss)	-4345	-31495	-10468	16897	-20572	-39402	23132	-16742	-25307	27982	-10210	67272	-23,258	-6,000	-17,258
TRANSFER FEE INCOME	2,000	2,000	2,000	2,500	3,000	3,250	3,500	3,500	2,250	2,000	2,000	2,000	30,000	26,000	4,000
Net Inc/(Loss) Before Reserve	(2,345)	(29,495)	(8,468)	19,397	(17,572)	(36,152)	26,632	(13,242)	(23,057)	29,982	(8,210)	69,272	6,742	20,000	-13,258
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	6,750	20,000	-13250
Net Income / (Loss)													0	0	0