

Beech Mountain Lakes Association Inc.													Dues @ \$955/YR			Garbage \$65/QTR						
2023 Proposed Budget																						
Administration													2023	2022	2021	2022 Chg	2023 Chg					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022					
Renters Fee Income	3,500	800	450	450	450	800	800	800	450	450	450	450	9,850	9,850	9,850	0	0					
CEO & ACC Fines & Fees Income	50	50	50	50	50	50	50	50	50	50	50	50	600	600	600	0	0					
Administration Income	3550	850	500	500	500	850	850	850	500	500	500	500	10,450	10,450	10,450	0	0					
Labor - Admin	12800	12800	12800	12800	12800	12800	12800	12800	12800	12800	12800	12800	153,600	140,000	151,990	-11,990	13,600					
Code Enforcement Contractor	150	150	150	300	300	500	500	500	500	500	500	150	4,200	4,200	4,200	0	0					
Employee Benefits	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	18,960	19,524	9,300	10,224	-564					
P/R Taxes	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	14,400	14,092	14,092	0	308					
Education & Training	125	0	0	125	0	0	125	0	0	125	0	0	500	500	500	0	0					
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	150	300	-150	-150					
Bank Service Fees	0	0	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	605	450	155	330					
Postage	800	100	100	100	100	100	100	100	800	100	100	100	2,600	2,150	2,150	0	450					
Professional Expense	2000	1800	2000	1800	9100	1900	1900	1900	2000	1800	1800	1800	29,800	25,050	22,650	2,400	4,750					
Legal Fees	1250	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,250	6,900	6,900	0	5,350					
Dam Inspection	0	0	0	0	0	0	0	0	0	2300	0	0	2,300	2,300	2,300	0	0					
M/R Dam-Lake	0	0	0	0	0	0	865	0	0	865	0	0	1,730	1,900	1,500	400	-170					
Collections Expense	0	0	750	500	500	750	750	750	500	500	500	500	6,000	5,500	7,500	-2,000	500					
Office Supplies	75	75	75	75	75	75	75	75	150	75	75	75	975	1,800	1,800	0	-825					
Miscellaneous Expense	20	20	20	20	20	20	20	20	20	20	20	20	240	240	420	-180	0					
Printing Expense	1750	250	200	125	500	300	125	125	500	125	125	200	4,325	4,550	4,350	200	-225					
Rental Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	1,800	0	0					
Travel Expense	30	30	30	30	30	30	30	30	30	30	30	30	360	360	1,020	-660	0					
Communications	310	310	310	310	310	610	310	310	310	310	310	310	4,020	4,020	4,020	0	0					
M/R Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	-300	0					
Taxes & Licenses	0	200	0	200	0	1700	125	0	275	0	0	250	2,750	2,650	2,650	0	100					
Total Expenses	22325	19750	20450	20400	27750	22800	21740	20625	21900	23565	20275	20165	261,745	238,291	240,192	-1,901	23,454					
Net Administration	18775	18900	19950	19900	27250	21950	20890	19775	21400	23065	19775	19665	251,295	227,841	229,742	-1,901	23,454					
Clubhouse													2023	2022	2021	2022 Chg	2023 Chg					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022					
Pest Control	1,000	0	0	250	0	250	250	250	0	0	0	0	2,000	1,750	1,750	0	250					
fire alarm system	0	425	375	0	425	375	0	425	375	0	425	375	3,200	2,820	2,768	52	380					
Cleaning Supplies	350	200	200	200	750	750	750	750	200	200	200	200	4,750	5,000	5,500	-500	-250					
Electric	5,400	6,450	4,500	4,000	3,300	2,900	3,000	2,800	2,800	3,000	3,550	5,700	47,400	53,000	48,050	4,950	-5600					
Cable	215	215	215	215	215	215	215	215	215	215	215	215	2,580	2,220	2,220	0	360					
Water/Sewer	1,500	1,500	1,500	1,500	1,500	1,500	1,750	1,750	1,750	1,500	1,500	1,500	18,750	25,400	20,600	4,800	-6650					
M/R Building Int	400	400	400	400	450	450	450	450	400	400	400	400	5,000	5,000	7,200	-2,200	0					
M/R Building Ext	200	200	200	500	800	800	800	800	800	500	200	200	6,000	6,000	10,050	-4,050	0					
M/R HVAC	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400	14,400	12,132	2,268	0					
M/R Plumbing	375	500	100	300	100	100	400	100	100	100	400	100	2,675	1,200	2,300	-1,100	1,475					
M/R Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	600	1,200	-600	0					
Total Clubhouse	10,690	11,140	8,740	8,615	8,790	8,590	8,865	8,790	7,890	7,165	8,140	9,940	107,355	117,390	113,770	3,620	-10035					

Recreation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2023	2022	2021	2022 Chg	2023 Chg
													Budget	Budget	Budget	vs. 2021	vs. 2022
Ice Sales	0	0	0	25	125	200	200	200	125	25	0	0	900	888	1,650	-850	12
Non Taxable Rec. Snack Sales	75	100	150	175	300	526	700	600	250	200	125	125	3,326	2,800	3,100	-300	526
Taxable Rec. Snack Sales	100	150	150	175	200	325	450	450	150	150	100	100	2,500	2,100	2,425	-325	400
Souvenir/Post cards	5	5	5	5	10	10	10	10	5	5	5	5	80	109	110	-1	-29
Boat Permits	0	0	700	1000	1600	1600	1450	500	150	0	0	0	7,000	6,000	5,475	525	1,000
Dry Dock Rentals	0	150	300	750	1000	1125	1125	300	150	100	0	0	5,000	5,000	3,650	1,350	0
Miscellaneous Income	25	25	25	25	25	25	25	25	25	25	25	25	300	300	300	0	0
Bingo Income	0	0	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	8,950	10,950	-2,000	-5,550
Adult Lounge/Pavillion Re	350	350	350	350	450	900	900	900	900	350	350	350	6,500	6,500	8,250	-1,750	0
Boat Rental Income - Rec	0	0	0	0	350	400	1200	1200	350	0	0	0	3,500	3,500	4,600	-1,100	0
Newsletter Ad Income	50	750	50	50	50	50	750	50	50	50	50	50	2,000	2,000	3,000	-1,000	0
Snack Shack Sales	0	0	0	0	100	500	750	750	100	0	0	0	2,200	2,500	3,120	-620	-300
Vending Income	125	125	125	125	250	300	450	450	200	200	200	200	2,750	2,950	2,950	0	-200
Dock Rental Income	0	0	22995	1768	0	0	0	0	0	0	0	0	24,763	20,727	20,727	0	4,036
Recreation Income	2730	1755	24950	4648	4560	6061	8110	5635	2655	1205	955	955	64,219	64,324	70,307	-6,071	-105
Recreation Cost of Goods																	
Labor - Recreation	4100	4100	4100	4100	4750	8000	9000	9000	4750	4100	4100	4100	64,200	59,152	57,200	1,952	5,048
Employee Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P/R Taxes	550	550	550	550	550	1100	1400	1400	550	550	550	550	8,850	5,750	6,470	-1,170	3,100
BINGO EXPENSE	0	0	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	150	550	7,650	11,100	11,100	0	-3,450
Food & Beverage EXPENSE	250	250	250	250	1300	1000	1250	700	250	250	250	250	6,250	6,000	6,450	-450	250
Cost of Ice	0	0	0	75	200	200	200	200	0	0	0	0	875	400	800	-400	475
Office Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600	1,120	1,120	0	-520
Miscellaneous Expense	50	50	50	50	50	100	125	125	100	50	50	50	850	1,450	1,450	0	-600
Rental Expense	185	185	185	185	485	485	485	485	250	185	185	185	3,485	3,200	1,400	1,800	285
Communications	42	42	42	42	42	42	42	42	42	42	42	43	505	504	504	0	1
M/R Equipment	75	330	75	75	330	75	75	330	75	75	330	75	1,920	1,240	2,480	-1,240	680
Dock Expense	0	0	0	3000	350	350	350	350	3000	0	0	0	7,750	3,600	3,600	0	4,150
Professional Expense	475	300	300	300	400	500	600	500	300	300	300	300	4,575	2,900	2,900	0	1,675
Pool Supplies	425	425	425	500	500	500	500	500	500	425	425	425	5,550	5,550	5,550	0	0
Propane Wtr. & Bldg.	600	600	500	500	500	500	500	500	500	500	600	600	6,400	5,500	10,000	-4,500	900
M/R pool equip.	50	50	50	50	50	50	50	50	50	50	50	50	600	1,200	1,200	0	-600
Recreation Expenses	7952	7082	6727	9927	10557	13952	16927	14732	7917	9977	7082	7228	120,060	108,666	112,224	-4,008	11,394
Net Recreation	-5222	-5327	18223	-5279	-5997	-7891	-8817	-9097	-5262	-8772	-6127	-6273	-55,841	-44,342	-41,917	-2,437	11,499

Maintenance													2023	2022	2021	2022 Chg	2023 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022
Labor - Maintenance	6400	6400	6400	6400	7200	8000	8500	8500	7200	6400	6400	6400	84,200	90,000	106,000	-16,000	-5,800
Employee Benefits	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	1580	18,960	19,524	9,300	10,224	-564
P/R Taxes	675	675	675	675	800	1000	1000	1000	675	675	675	675	9,200	9,200	11,200	-2,000	0
Miscellaneous Expense	75	75	75	75	75	150	150	150	75	75	75	75	1,125	600	900	-300	525
Communications	0	0	0	0	0	0	0	0	0	0	0	0	0	0	660	-660	0
M/R Vehicles	150	150	150	300	350	700	500	500	400	150	150	150	3,650	2,000	3,425	-1,425	1,650
Signs	50	50	50	200	375	200	375	50	50	50	50	50	1,550	1,400	700	700	150
Landscaping	0	0	375	3250	6250	2750	2750	2750	3250	3250	2943	0	27,568	20,000	15,000	5,000	7,568
M/R Equipment	25	25	25	25	25	25	25	25	25	25	25	25	300	300	600	-300	0
Total Maintenance	8955	8955	9330	12505	16655	14405	14880	14555	13255	12205	11898	8955	146,553	143,024	147,785	-4,761	3,529
Security													2023	2022	2021	2022 Chg	2023 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022
Citations - Security (Offset Rental)	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	18,000	6,350	6,350	0	11,650
QHV Office Rent	262	262	262	262	262	262	263	263	263	263	263	263	3,150	0	0	0	3,150
Security Income	1762	1762	1762	1762	1762	1762	1763	1763	1763	1763	1763	1763	21,150	6,350	6,350	0	14,800
Expenses													2023	2022	2021	2022 Chg	2023 Chg
Professional Expense	16,000	16,000	16,000	16,000	16,000	16,750	17,250	17,250	17,250	16,000	16,000	16,000	196,500	210,000	192,000	18,000	-13,500
Roving Lease Pmt & Costs	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	0	0	0	18,000
Office Supplies	75	75	75	75	700	75	75	75	75	500	75	75	1,950	1,950	1,950	0	0
Electric	558	282	255	240	170	170	175	175	145	140	230	270	2,810	0	0	0	2,810
Water/Sewer	160	160	160	160	160	160	160	160	160	160	160	160	1,920	0	0	0	1,920
Communications	225	225	225	225	225	225	225	225	225	225	225	225	2,700	2,280	2,280	0	420
M/R Equipment	20	20	20	20	20	20	25	25	20	20	20	20	250	250	600	-350	0
Security Expenses	18538	18262	18235	18220	18775	18900	19410	19410	19375	18545	18210	18250	224,130	214,480	196,830	17,650	9,650
Net Security	-16776	-16500	-16473	-16458	-17013	-17138	-17647	-17647	-17612	-16782	-16447	-16487	202,980	208,130	190,480	17,650	-5,150
Campground													2023	2022	2021	2022 Chg	2023 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022
Campground Income	1000	1000	8000	7300	4000	1000	1000	1000	0	0	0	0	24,300	16,000	10,000	6,000	8,300
Expenses													2023	2022	2021	2022 Chg	2023 Chg
M/R Building Ext	0	0	0	25	25	25	25	25	25	0	0	0	150	150	150	0	0
Electric	100	90	95	110	110	250	560	700	700	450	375	110	3,650	0	0	0	3,650
Water/Sewer	0	0	0	0	0	625	675	675	675	675	625	0	3,950	0	0	0	3,950
Communications	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	0	2,400	0
M/R Equipment / Plumbing	0	0	0	150	50	100	50	100	50	0	0	0	500	500	500	0	0
Total Expenses	300	290	295	485	385	1200	1510	1700	1650	1325	1200	310	10,650	3,050	650	2,400	7,600
Net Campground	700	710	7705	6815	3615	-200	-510	-700	-1650	-1325	-1200	-310	13,650	12,950	9,350	3,600	700

Food & Beverage													2023	2022	2021	2022 Chg	2023 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022
MISCELLANEOUS INCOME - RE	25	25	25	25	25	25	25	25	25	25	25	25	300	300	1,000	-700	0
Credit Card Fees	764	864	964	1,014	1,014	1,114	1,464	1,314	1,014	864	764	664	11,818	0		0	11,818
PA SKILL INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	1,125	1,125	0	-1,125
LIQUOR SALES	2500	3250	3750	4500	4750	5500	7000	4750	4250	3750	3250	2500	49,750	30,000	35,250	-5,250	19,750
BEER SALES	2000	2500	3000	4000	4250	5250	6500	4500	4000	3000	2500	2000	43,500	32,500	43,000	-10,500	11,000
WINE SALES	400	500	600	600	650	900	1350	1000	600	600	500	400	8,100	5,100	7,800	-2,700	3,000
FOOD SALES	11500	14250	15250	16750	17500	23500	33000	25500	18500	15500	14250	12000	217,500	172,000	155,000	17,000	45,500
Total Income	17189	21389	23589	26889	28189	36289	49339	37089	28389	23739	21289	17589	330,968	241,025	243,175	-2,150	89943
COST OF LIQUOR 28%	700	910	1050	1260	1330	1540	1960	1330	1190	1050	910	700	13,930	8,400	9,850	-2,290	5,530
COST OF BEER 38%	760	950	1140	1520	1615	1995	2470	1710	1520	1140	950	760	16,530	12,350	15,792	-3,632	4,180
COST OF WINE 41%	164	205	246	246	266	369	553	410	246	246	205	164	3,320	2,088	3,198	-1,068	1,232
COST OF FOOD 43%	4945	6127	6557	7202	7525	10105	14190	10965	7955	6665	6127	5160	93,523	73,960	66,650	3,010	19,563
Total Cost of Goods Sold	6569	8192	8993	10228	10736	14009	19173	14415	10911	9101	8192	6784	127,303	96,798	95,490	-3,980	30,505
LABOR - Restaurant	11000	11000	11000	11000	11500	12500	12500	12500	11000	11000	11000	11000	137,000	114,500	101,250	0	22,500
EMPLOYEE BENEFITS	790	790	790	790	790	790	790	790	790	790	790	790	9,480	9,756	9,300	456	-276
P/R TAXES	1700	1700	1700	1700	1700	1850	1850	1850	1700	1700	1700	1700	20,850	15,650	13,650	0	5,200
ADVERTISING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Service Fees	650	750	850	900	900	1,000	1,350	1,200	900	750	650	550	10,450	4,750	5,150	-400	5,700
CLEANING SUPPLIES	150	150	150	150	150	300	300	300	175	150	150	150	2,275	2,000	1,500	500	275
Paper Products	300	300	300	300	375	500	650	650	400	300	300	300	4,675	4,200	3,920	280	475
Miscellaneous Expense	900	900	975	1000	1000	1000	1000	1000	1000	975	900	900	11,550	10,350	7,150	3,200	1,200
Linens	180	300	180	180	180	225	225	225	180	180	180	180	2,415	2,250	2,250	0	165
Entertainment	1200	1200	1200	1200	1200	1500	2000	2000	1200	1200	1200	1200	16,300	11,150	14,375	-3,225	5,150
COMMUNICATIONS	175	175	175	175	175	175	175	175	175	175	175	175	2,100	1,200	1,200	0	900
PROPANE	300	300	400	400	400	500	550	550	400	300	300	300	4,700	3,500	4,650	-1,150	1,200
M/R PLUMBING	50	350	100	50	50	700	350	50	100	350	50	50	2,250	700	1,100	-400	1,550
M/R EQUIPMENT	700	300	550	700	350	350	700	700	400	700	300	300	6,050	5,000	3,900	1,100	1,050
Licenses	1250	1250	0	0	1500	1500	0	0	300	100	0	0	5,900	5,950	5,950	0	-50
Coupons	30	30	30	30	30	30	30	30	30	30	30	30	360	360	360	0	0
Total Expenses	19375	19495	18400	18575	20300	22920	22470	22020	18750	18700	17725	17625	236,355	191,316	175,705	361	45,039
Net Food & Beverage	-8755	-6298	-3804	-1914	-2847	-640	7696	654	-1272	-4062	-4628	-6820	-32,690	-47,089	-28,020	-11,931	14,399
Road Maintenance													2023	2022	2021	2022 Chg	2023 Chg
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Budget	Budget	Budget	vs. 2021	vs. 2022
Snow Removal	16,200	16,200	16,200	-	-	-	-	-	-	-	16,200	16,200	81,000	92,000	80,000	12,000	-11,000
Road Repairs	0	0	0	1500	2250	2250	2250	2250	2250	2250	0	0	15,000	15,000	24,500	-9,500	0
Swale Repairs	0	0	0	2500	1500	1500	1500	1500	1500	2000	0	0	12,000	12,000	17,500	-5,500	0
Salt/Ash/Brine Expense	6000	6000	4000	0	0	0	0	0	0	0	4500	4500	25,000	9,000	6,000	3,000	16,000
Total Road Maintenance	22200	22200	20200	4000	3750	3750	3750	3750	3750	4250	20700	20700	133,000	128,000	128,000	0	5,000

Beech Mountain Lakes																	
2023 Proposed Budget																	
Non Operational Income																	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2023 Budget	2022 Budget	2021 Budget	2022 Chg vs. 2021	2023 Chg vs. 2022
Membership Dues	95918	95918	95918	95918	95918	95918	95918	95918	95918	95918	95918	95918	1,151,017	1,151,017	1,087,272	63,745	0
Association Reimbursement (QH)	11937	11937	11937	11937	11937	11937	11937	11937	11937	11937	11937	11943	143,250	143,250	135,000	8,250	0
GARBAGE FEE INCOME	63245	0	0	63245	0	0	63245	0	0	63245	0	0	252,980	215,600	215,600	0	37,380
Late Fee Inc.	0	25000	0	0	1200	0	0	1200	0	0	1200	0	28,600	18,800	18,800	0	9,800
Interest Income - Investm	475	425	475	475	425	425	425	425	425	425	425	425	5,250	6,504	7,200	-696	-1,254
Collection Income to Reserve Fund	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	2075	24,900	24,900	24,900	0	0
RESALE CERTIFICATE INCOME	600	600	600	1050	1200	1200	1200	1200	1200	900	600	600	10,950	10,950	10,050	900	0
ACC FILING FEES	200	200	250	300	775	775	775	775	250	250	250	200	5,000	5,000	5,500	-500	0
Miscellaneous Income	2000	2000	1000	2000	1750	750	750	750	750	750	750	750	14,000	14,000	22,000	-8,000	0
Over/Short	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-10	-120	-120	-120	0	0
Total Non Operational Inc	176440	138145	112245	176990	115270	113070	176315	114270	112545	175490	113145	111902	1,635,827	1,589,901	1,526,202	63,699	45,926
Non Operational Expenses																	
Garbage Fee Expense	19096	19096	19096	19096	19096	19096	19096	19096	19096	19096	19096	19096	229,152	216,000	216,000	0	13,152
Lake/Dam/Spillway Reserve Account	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Fund	12309	12309	12309	12309	12309	12309	12309	12309	12309	12309	12309	12322	147,721	257,040	213,000	44,040	-109,319
Building Replacement	0	0	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	57,760	61,160	-3,400	86,240
D&O Insurance	11000	0	0	0	0	0	0	0	0	0	0	0	11,000	10,000	10,560	-560	1,000
Gypse Moth Spraying	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Hydrant Fee (Fire Protection)	21275	0	0	0	0	0	0	0	0	0	0	0	21,275	18,500	17,383	1,117	2,775
Interest Expense	0	0	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	0	0
Depreciation Expense	10240	10240	10240	10240	10240	10240	10240	10240	10240	10240	10240	10240	122,880	96,000	96,000	0	26,880
Bad Debt/Dues (5%)	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	54,360	54,360	54,360	0	0
Bad Debt Garbage (4%)	2156	0	0	2156	0	0	2156	0	0	2156	0	0	8,624	8,624	8,624	0	0
Dock ROI to Capital (6% sales tax)	0	0	0	0	0	0	16751	0	0	0	0	0	16,751	16,751	16,751	0	0
Total Non Operational Exp	92606	58175	58175	60331	58175	58175	77082	58175	58175	60331	58175	58188	755,763	735,035	693,838	47,147	20728
Departmental Expense/(Income)																	
Administration	18775	18900	19950	19900	27250	21950	20890	19775	21400	23065	19775	19665	251,295	227,841	229,742	-1,901	23,454
Clubhouse	10690	11140	8740	8615	8790	8590	8865	8790	7890	7165	8140	9940	107,355	117,390	113,770	3,620	-10,035
Recreation	5222	5327	-18223	5279	5997	7891	8817	9097	5262	8772	6127	6273	55,841	44,342	41,917	-2,438	11,499
Maintenance	8955	8955	9330	12505	16655	14405	14880	14555	13255	12205	11898	8955	146,553	143,024	147,785	-4,761	3,529
Security	16776	16500	16473	16458	17013	17138	17647	17647	17612	16782	16447	16487	202,980	208,130	190,480	17,650	-5,150
Campground	-700	-710	-7705	-6815	-3615	200	510	700	1650	1325	1200	310	-13650	-12,950	-9,350	-3,600	-700
Food & Beverage	8755	6298	3804	1914	2847	640	-7696	-654	1272	4062	4628	6820	32,690	47,089	28,020	11,931	-14,399
Road Maintenance	22200	22200	20200	4000	3750	3750	3750	3750	3750	4250	20700	20700	133,000	128,000	128,000	0	5,000
Total Dept. Expense/(Inco	90673	88610	52569	61856	78687	74564	67663	73660	72091	77626	88915	89150	916,064	902,866	870,364	18,849	13,198
Income (Loss)	-6839	-8640	1501	54803	-21592	-19669	31570	-17565	-17721	37533	-33945	-35436	-36000	-48,000	-38,000	-4,000	12,000
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	36000	48,000	38,000	4,000	-12,000
Net Inc/(Loss) Before Reserve	-4839	-6640	5001	58303	-18092	-16169	35070	-14065	-14421	40733	-31695	-33186	0	0	0	0	0
Unrestricted Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income / (Loss)														0	0		