

P.O.A.T.R.I./Terlingua Ranch
 2018 BOD Approved Budget

2018
Annual Budget

OPERATING BUDGET:

Ordinary Income/Expense

Income

4001 · Assessment Related Revenue

4005 · *Association Assessments

4009 · Special Assessments	2,800.00
4015 · Volunteer Assessments	12,500.00
4018 · Assessment Rev- 2013 and Prior	60,000.00
4030 · Assessment Interest, Late Fee	10,000.00
4031 · 2011 Assessment Revenue	0.00
4032 · 2012 Assessment Revenue	0.00
4033 · 2013 Assessment Revenue	0.00
4034 · 2014 Assessment Revenue	17,000.00
4035 · 2015 Assessment Revenue	25,000.00
4036 · 2016 Assessment Revenue	28,000.00
4037 · 2017 Assessment Revenue	54,000.00
4038 · 2018 Assessment Revenue	403,485.60

Total 4005 · *Association Assessments	<u>612,785.60</u>
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Total 4001 · Assessment Related Revenue	612,785.60
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4020 · Property Auctions & Tax Sales	18,000.00
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4021 · Basis of Property Auctioned	0.00
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Net Gain (Loss) on Property Auctioned	<u>18,000.00</u>
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4099 · Supplemental Revenue

4200 · *Cabin Income

4210 · Cabin Room Rental Income	350,000.00
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4215 · Property Owner Discounts	-12,500.00
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4216 · Other Cabin Discounts	<u>-23,450.00</u>
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Total 4200 · *Cabin Income	314,050.00
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4250 · RV/Campground Income	22,000.00
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4300 . * Cafe Income	
4310 . Food Sales	168,000.00
4311 . Alcohol Sales	22,000.00
Total 4300 . * Cafe Income	<u>190,000.00</u>
4400 . Retail Sales	33,000.00
4500 . * Other Lodge Income	
4510 . Water Sales	21,000.00
4515 . Pool Fees	2,500.00
4520 . Laundromat Revenue	8,000.00
4525 . Ice Revenue	8,500.00
Total 4500 . * Other Lodge Income	<u>40,000.00</u>
Total 4099 . Supplemental Revenue	599,050.00
4600 . * Miscellaneous Income	
4526 . Timely Filed Discount	450.00
4610 . Interest Income	350.00
4612 . Paypal Fees	30.00
4615 . Donations	1,000.00
4620 . Miscellaneous Income	500.00
Total 4600 . * Miscellaneous Income	<u>2,330.00</u>
Total Income	1,232,165.60
Cost of Goods Sold	
5000 . * Cost of Goods Sold	
5100 . * COGS - Restaurant	
5110 . COGS - Food	105,000.00
5115 . COGS - Alcohol	11,900.00
Total 5100 . * COGS - Restaurant	<u>116,900.00</u>
5210 . COGS - Retail	14,500.00
5220 . COGS - Ice	4,800.00
Total 5000 . * Cost of Goods Sold	<u>136,200.00</u>
Total COGS	<u>136,200.00</u>
Gross Profit	1,095,965.60

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Expense	
6000 - * Payroll Expenses	
6010 - Salaries and Wages	485,000.00
6025 - Employer Payroll Tax	43,650.00
Total 6000 - * Payroll Expenses	<u>528,650.00</u>
6050 - * Employee Benefits	
6052 - Employee Discounts	0.00
6053 - Employee Life Insurance * Proposed *	7,000.00
Total 6050 - * Employee Benefits	<u>7,000.00</u>
6100 - * Utilities	
6110 - Electric	27,000.00
6111 - Propane	9,000.00
6112 - Telephone	8,900.00
6113 - Garbage & Trash	6,500.00
6114 - Water System	1,000.00
Total 6100 - * Utilities	<u>52,400.00</u>
6130 - * Insurance	
6131 - Workers Comp	11,000.00
6132 - Property Insurance	17,000.00
6133 - General Liability	25,000.00
6134 - Directors E&O	11,000.00
6135 - Commercial Vehicle	9,200.00
6136 - Heavy Equipment	500.00
6137 - Surety Bonds	100.00
6138 - Air Ambulance Insurance	2,300.00
Total 6130 - * Insurance	<u>76,100.00</u>
6150 - * Professional Fees	
6151 - Accounting	12,000.00

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6152 · Legal Fees	
6152a · Legal Fees - General	8,000.00
6152b · Legal Fees - Road Issues	20,000.00
6152c · Legal Fees - Assessments Issues	5,000.00
Total 6152 · Legal Fees	33,000.00
6153 · Other Professional Fees	2,000.00
Total 6150 · * Professional Fees	47,000.00
6200 · * Heavy Equipment Expense	
6201 · Heavy Equipment Repair	18,000.00
6202 · Off Road Diesel	10,000.00
6203 · Road Expense Miscellaneous	5,700.00
Total 6200 · * Heavy Equipment Expense	33,700.00
6300 · * Vehicle Expense	
6301 · Gasoline	10,000.00
6302 · Diesel	9,000.00
6303 · Vehicle Repair	10,000.00
6304 · Vehicle Miscellaneous	4,000.00
Total 6300 · * Vehicle Expense	33,000.00
6400 · * Supplies & Equipment	
6405 · Cabin Accessories	7,000.00
6410 · Housekeeping Supplies	7,900.00
6415 · Maintenance Supplies	8,000.00
6420 · Small tools & equipment	8,000.00
6425 · Restaurant Supplies	3,000.00
Total 6400 · * Supplies & Equipment	33,900.00
6450 · * Repairs & Maintenance	
6451 · Bldg/Structure Repairs & Maint	10,000.00

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6452 · Equipment Repairs	8,000.00
6453 · Housekeeping	0.00
Total 6450 · * Repairs & Maintenance	<u>18,000.00</u>
6500 · * Office Administrative Expense	
6510 · Office Supplies	4,000.00
6511 · Printing	1,500.00
6512 · Postage & Shipping	4,000.00
6513 · Communications	2,000.00
6514 · Credit Card Fees	38,000.00
6515 · Newsletter	4,000.00
6516 · Office Equipment	1,500.00
6520 · Misc. Office Admin.	5,000.00
Total 6500 · * Office Administrative Expense	<u>60,000.00</u>
6550 · * Other Administrative Expense	
6551 · Mileage Reimbursement	1,500.00
6552 · Licenses and Permits	1,900.00
6553 · Dues & Memberships	500.00
6554 · Employee Housing Expense	2,000.00
6557 · Booking Fees	12,000.00
Total 6550 · * Other Administrative Expense	<u>17,900.00</u>
6560 · Property Tax	15,500.00
6575 · Software Maintenance & Upgrades	3,000.00
6600 · * Property Transfer Expense	
6610 · Filing Fees	13,000.00
6611 · Tax Sale & Auction Expenses	5,000.00
6612 · Misc Collections Expense	2,000.00
Total 6600 · * Property Transfer Expense	<u>20,000.00</u>

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6700 · * Advertising & Promotion	
6715 · Bands & Entertainment	2,400.00
6720 · Advertising	5,000.00
Total 6700 · * Advertising & Promotion	<u>7,400.00</u>
6900 · * Miscellaneous Expense	
6910 · Cash Over/Short	0.00
6915 · Miscellaneous Expense	0.00
6925 · Reconciliation Discrepancies	0.00
Total 6900 · * Miscellaneous Expense	<u>0.00</u>
6935 · Bank Service Charges	0.00
Total Expense	<u>953,550.00</u>
Net Ordinary Income	<u>142,415.60</u>
Other Income/Expense	
Other Income	
7005 · Gain (Loss) Sale of Assets	0.00
Total Other Income	<u>0.00</u>
Net Other Income	<u>0.00</u>
Net Income	<u><u>142,415.60</u></u>
 CAPITAL EXPENDITURE BUDGET:	
1605 Vehicles	(9,000.00)
1606 Improvements	(8,000.00)
# Capital Improvements	(25,000.00)
# Water System Improvements	(50,000.00)
TOTAL CAPITAL EXPENDITURES	<u>(92,000.00)</u>
NET PERFORMANCE POSITION FOR P.O.A.T.R.I.	<u><u>50,415.60</u></u>
 ADDITIONAL BUDGET OBJECTIVES:	
REPAY CAPITAL RESERVE FUND \$1250.00 Month @ 36 Mos.	15,000.00
Invest In Capital Reserve Fund	2,051.25
Invest in Contingency Fund	2,746.68