

**2019**  
**Annual Budget**

**OPERATING BUDGET:**

**Ordinary Income/Expense**

**Income**

**4001 - Assessment Related Revenue**

**4005 - \*Association Assessments**

4009 - Special Assessments	2,000.00
4015 - Volunteer Assessments	5,000.00
4018 - Assessment Rev- 2013 and Prior	28,000.00
4030 - Assessment Interest, Late Fee	12,000.00
4031 - 2011 Assessment Revenue	0.00
4032 - 2012 Assessment Revenue	0.00
4033 - 2013 Assessment Revenue	0.00
4034 - 2014 Assessment Revenue	10,000.00
4035 - 2015 Assessment Revenue	13,000.00
4036 - 2016 Assessment Revenue	16,000.00
4037 - 2017 Assessment Revenue	18,000.00
4038 - 2018 Assessment Revenue	40,000.00
4039 - 2019 Assessment Revenue	431,868.00

**Total 4005 - \*Association Assessments** 575,868.00

**Total 4001 - Assessment Related Revenue** 575,868.00

**4020 - Property Auctions & Tax Sales** 18,000.00

**4021 - Basis of Property Auctioned** 0.00

**Net Gain (Loss) on Property Auctioned** 18,000.00

**4099 - Supplemental Revenue**

**4200 - \*Cabin Income**

4210 - Cabin Room Rental Income	520,000.00
4215 - Property Owner Discounts	-16,000.00
4216 - Other Cabin Discounts	-25,000.00

**Total 4200 - \*Cabin Income** 479,000.00

**4250 - RV/Campground Income** 20,000.00

**4300 - \* Cafe Income**

4310 - Food Sales	175,000.00
4311 - Alcohol Sales	19,000.00

**Total 4300 - \* Cafe Income** 203,000.00

**4400 - Retail Sales** 15,000.00

**4500 - \* Other Lodge Income**

4510 - Water Sales	19,000.00
4515 - Pool Fees	3,000.00
4520 - Laundromat Revenue	8,000.00
4525 - Ice Revenue	6,000.00

**Total 4500 - \* Other Lodge Income** 41,000.00

**Total 4099 - Supplemental Revenue** 758,000.00

**4600 - \* Miscellaneous Income**

4526 - Timely Filed Discount	525.00
4610 - Interest Income	375.00
4612 - PayPal Fees	35.00
4615 - Donations	500.00
4620 - Miscellaneous Income	400.00

**Total 4600 - \* Miscellaneous Income** 1,835.00

**Total Income** 1,353,703.00

<b>Cost of Goods Sold</b>	
5000 · * Cost of Goods Sold	
5100 · * COGS - Restaurant	
5110 · COGS - Food	108,000.00
5115 · COGS - Alcohol	12,000.00
<b>Total 5100 · * COGS - Restaurant</b>	<b>120,000.00</b>
5210 · COGS - Retail	12,000.00
5220 · COGS - Ice	4,200.00
<b>Total 5000 · * Cost of Goods Sold</b>	<b>136,200.00</b>
<b>Total COGS</b>	<b>136,200.00</b>
<b>Gross Profit</b>	<b>1,217,503.00</b>
<b>Expense</b>	
6000 · * Payroll Expenses	
6010 · Salaries and Wages	600,000.00
6025 · Employer Payroll Tax	54,000.00
<b>Total 6000 · * Payroll Expenses</b>	<b>654,000.00</b>
6050 · * Employee Benefits	
6052 · Employee Discounts	500.00
6053 · Employee Dental Insurance	9,000.00
<b>Total 6050 · * Employee Benefits</b>	<b>7,000.00</b>
6100 · * Utilities	
6110 · Electric	30,000.00
6111 · Propane	8,500.00
6112 · Telephone	9,000.00
6113 · Garbage & Trash	8,000.00
6114 · Water System	5,000.00
<b>Total 6100 · * Utilities</b>	<b>60,500.00</b>
6130 · * Insurance	
6131 · Workers Comp	15,000.00
6132 · Property Insurance	13,480.00
6133 · General Liability	12,000.00
6134 · Directors E&O	11,000.00
6135 · Commercial Vehicle	9,000.00
6136 · Heavy Equipment	0.00
6137 · Surety Bonds	535.00
6138 · Air Ambulance Insurance	2,300.00
6140 · Airstrip Insurance	1,400.00
6141 · Umbrella Insurance Extra Coverag	2,500.00
<b>Total 6130 · * Insurance</b>	<b>64,715.00</b>
6150 · * Professional Fees	
6151 · Accounting	37,000.00
6152 · Legal Fees	
6152a · Legal Fees - General	25,000.00
6152b · Legal Fees - Road Issues	5,000.00
6152c · Legal Fees - Assessments Issues	5,000.00
<b>Total 6152 · Legal Fees</b>	<b>35,000.00</b>
6153 · Other Professional Fees	20,000.00
<b>Total 6150 · * Professional Fees</b>	<b>92,000.00</b>
6200 · * Heavy Equipment Expense	
6201 · Heavy Equipment Repair	10,000.00
6202 · Off Road Diesel	2,000.00

6203 · Road Expense Miscellaneous	5,000.00
<b>Total 6200 · * Heavy Equipment Expense</b>	<b>32,000.00</b>
<b>6300 · * Vehicle Expense</b>	
6301 · Gasoline	15,000.00
6302 · Diesel	6,000.00
6303 · Vehicle Repair	7,000.00
6304 · Vehicle Miscellaneous	16,000.00
<b>Total 6300 · * Vehicle Expense</b>	<b>44,000.00</b>
<b>6400 · * Supplies &amp; Equipment</b>	
6405 · Cabin Accessories	1,000.00
6410 · Housekeeping Supplies	16,000.00
6415 · Maintenance Supplies	1,000.00
6420 · Small tools & equipment	2,000.00
6425 · Restaurant Supplies	6,000.00
<b>Total 6400 · * Supplies &amp; Equipment</b>	<b>26,000.00</b>
<b>6450 · * Repairs &amp; Maintenance</b>	
6451 · Bldg./Structure Repairs & Maint	4,000.00
6452 · Equipment Repairs	2,000.00
6453 · Housekeeping	0.00
<b>Total 6450 · * Repairs &amp; Maintenance</b>	<b>6,000.00</b>
<b>6500 · * Office Administrative Expense</b>	
6510 · Office Supplies	8,000.00
6511 · Printing	4,000.00
6512 · Postage & Shipping	5,000.00
6513 · Communications	6,000.00
6514 · Credit Card Fees	40,000.00
6515 · Newsletter	1,000.00
6516 · Office Equipment	3,000.00
6520 · Misc. Office Admin.	5,000.00
<b>Total 6500 · * Office Administrative Expense</b>	<b>72,000.00</b>
<b>6550 · * Other Administrative Expense</b>	
6551 · Mileage Reimbursement	1,500.00
6552 · Licenses and Permits	2,100.00
6553 · Dues & Memberships	500.00
6554 · Employee Housing Expense	3,000.00
6557 · Booking Fees	33,660.00
<b>Total 6550 · * Other Administrative Expense</b>	<b>40,760.00</b>
<b>6560 · Property Tax</b>	<b>15,500.00</b>
<b>6575 · Software Maintenance &amp; Upgrades</b>	<b>5,000.00</b>
<b>6600 · * Property Transfer Expense</b>	
6610 · Filing Fees	10,000.00
6611 · Tax Sale & Auction Expenses	3,000.00
6612 · Misc. Collections Expense	500.00
<b>Total 6600 · * Property Transfer Expense</b>	<b>13,500.00</b>
<b>6700 · * Advertising &amp; Promotion</b>	
6715 · Bands & Entertainment	2,000.00
6720 · Advertising	5,000.00
<b>Total 6700 · * Advertising &amp; Promotion</b>	<b>7,000.00</b>
<b>6900 · * Miscellaneous Expense</b>	
6910 · Cash Over/Short	0.00
6915 · Miscellaneous Expense	0.00
6925 · Reconciliation Discrepancies	0.00
<b>Total 6900 · * Miscellaneous Expense</b>	<b>0.00</b>
<b>6935 · Bank Service Charges</b>	<b>100.00</b>

<b>Total Expense</b>	<u>1,140,075.00</u>
<b>Net Ordinary Income</b>	<u>77,428.00</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
<b>7005 - Gain (Loss) Sale of Assets</b>	
<b>Total Other Income</b>	
<b>Net Other Income</b>	
<b>Net Income</b>	<u><u>77,428.00</u></u>