

PRELIMINARY

2019 Maint Fee \$825

2020 Maint. Fees \$840 - 1.8% Increase

	2019 Budget	2019 Year To Date	2019 End of Year	2020 Budget
REVENUES/MAINTENANCE FEES	\$2,882,790	\$2,184,248	\$2,649,875	2935204
EXPENSES				
HOUSEKEEPING				
SUPPLIES	\$57,288	\$39,165	\$52,207	\$53,000
FURNISHINGS AND REPLACEMENTS	\$27,660	\$17,763	\$23,678	\$26,000
TOTAL HOUSEKEEPING	\$84,948	\$56,928	\$75,885	\$79,000
BUILDINGS AND GROUNDS				
BUILDING REPAIR AND MAINTENANCE	\$113,403	\$78,745	\$104,967	\$115,000
EQUIPMENT/APPLIANCE REPAIR & PUCHASES	\$13,994	\$43,510	\$57,999	\$15,000
SUPPLIES	\$25,596	\$14,888	\$19,846	\$24,000
TOTAL BUILDING AND GROUNDS EXPENSE	\$152,993	\$137,143	\$182,812	\$154,000
UTILITIES				
ELECTRICITY	\$156,086	\$117,876	\$157,129	\$158,000
NATURAL GAS	\$58,596	\$32,336	\$43,104	\$44,000
WATER	\$55,956	\$38,664	\$51,539	\$53,000
WASTE	\$79,392	\$58,213	\$77,598	\$78,000
TELEPHONE AND CABLE	\$40,524	\$49,664	\$66,202	\$45,000
TOTAL UTILITIES	\$390,554	\$296,753	\$395,572	\$378,000
WAGES AND PAYROLL TAXES + 4% inc.				
OWNER SERVICES	\$195,084	\$149,776	\$199,651	\$207,637
HOUSEKEEPING	\$419,160	\$298,719	\$394,182	\$409,949
MAINTENANCE	\$333,480	\$266,865	\$355,731	\$369,960
GROUNDS	\$65,364	\$41,187	\$63,407	\$65,943
ADMINISTRATIVE	\$241,740	\$189,309	\$242,365	\$252,060
PAYTOLL TAXES	\$127,537	\$69,645	\$120,000	\$124,800
BENEFITS	\$18,624	\$18,867	\$25,150	\$26,156
TOTAL RESORT WAGES, TAXES, AND BENEFITS	\$1,400,989	\$1,034,368	\$1,378,813	\$1,456,506
GENERAL AND ADMINISTRATIVE				
INSURANCE	\$64,000	\$58,977	\$70,772	\$71,000
PROPERTY TAX	\$75,000	\$35,186	\$70,372	\$71,000
OFFICE EXPENSE AND PRINTING	\$84,756	\$60,285	\$80,360	\$80,000
LEGAL, ACCOUNTING AND COMPUTERS	\$54,000	\$24,335	\$36,503	\$37,500
RECREATION AND SPECIAL FUNCTIONS	\$1,500	\$209	\$279	\$1,500
HEALTH PLAN	\$145,000	\$76,903	\$102,512	\$115,200
TOTAL GENERAL AND ADMINISTRATIVE EXP	\$424,256	\$255,895	\$341,108	\$376,200
TOTAL EXPENSE	\$2,453,740	\$1,781,087	\$2,374,189	\$2,443,706
TOTAL EXPENSE				
CAPITAL EXPENDITURES	\$450,000	\$408,122	\$544,027	\$532,000
TOTAL EXPENSE AND CAPITAL EXPENDITURES	\$2,903,740	\$2,189,209	\$2,918,216	\$2,975,706
LESS OTHER INCOME AFTER TAX & OTHER EXP	\$21,684	\$38,931	\$45,000	\$40,000
NET EXPENSES	-\$2,882,056	-\$2,150,278	-\$2,873,216	-\$2,935,706
OVER/UNDER BUDGET	\$734	\$33,970	-\$223,341	-\$502