

		2020 Annual Budget	2020 Actual Spending	Amended 2021 Budget Proposal	Jan - Sept Actuals	Projected Full Yr 2021	Proposed 2022 Budget	COMMENTS
Income								
Operating Income								
	40000 · Dues	157,340	88,464	141,196	96,974	132,000	157,340	29 units with no increase
	40050 · Operating Interest	2	2	2	2	2	2	
	40100 · Dues to Reserve	-27,000	-27,000	-27,000	-20,250	-27,000	-36,000	\$3000/mo vs \$2250 in 2021
	40150 Special Assessment			45,900	37,400	49,300	0	All 29 units make assessment payments
	Operating Income - Other		-243					
	Total Operating Income	130,342	61,224	160,098	114,126	154,302	121,342	
Reserve Income								
	45030 · Reserve Dues	27,000	27,000	27,000	20,250	27,000	36,000	
	45040 · Reserve Interest	2	3	2	5	6	10	
	45050 Working Capital Contribution		18,250	5,440	1,294	9,340	0	All Units complete
	Total Reserve Income	27,002	45,252	32,442	21,549	36,346	36,010	
	Total Income	157,344	106,476	192,540	135,675	190,648	157,352	
	Gross Profit	157,344	106,476	192,540	135,675	190,648	157,352	
Expense								
Operating Expenses								
	50000 · Management Fees	18,000	18,000	20,640	15,480	20,640	21,878	CPI Increase of 6%
	50004 · Professional Services	300	176	1,000	176	200	500	Reflect 2 yr actual spending
	50010 · Boat House/Lake	6,960	3,610	6,960	4,132	6,960	6,960	No Change
	50020 · Accounting	600	170	600	0	0	500	
	50030 · ENPHA	5,800	3,400	5,800	5,800	5,800	5,800	No Change
	50040 Annual Meeting	750	0	0	0	0	250	Lake House
	50210 · Insurance	30,000	13,841	25,000	5,262	7,606	12,000	Kinser Contract plus ~25%
	50222 · Water/Sewer	3,600	0	8,000	905	1,200	9,000	\$1500/mo for 6 months
	50250 · Trash	20,880	6,562	20,880	5,593	8,000	16,000	
	50260 · Snow Removal	19,200	11,735	16,000	12,495	19,185	20,070	Contract - \$3345/mo x 6 mos
	50311 · Electric	6,000	0	1,000	0	0	200	\$15/mo for sprinklers
	50360 · Grounds & Parking	6,000	930	2,000	1,387	1,500	2,000	No Change
	50430 · Landscaping	9,500	10,890	27,500	3,732	4,000	18,000	Est \$3000/mo x 6mos
	50431 · Knoxious Weed Spray	1,250	0	1,250	914	1,000	1,250	No Change
	51001 · Holiday Decorations	1,500	0	1,500	0	0	1,000	
	New - Sprinkler System Upgrade			43,000	20,000	43,000	0	
	New - Mailbox Installation			2,900	2,900	2,900	0	
	Total Operating Expenses	130,340	69,314	184,030	78,775	121,991	115,408	
	Total Operating Expense	130,340	69,314	184,030	78,775	121,991	115,408	
	Net Operating Income	2	-8,091	-23,932	35,351	32,311	5,934	