

Group Budget 2019-2023

INCOME	2019 Est	2019 Actuals	2020 Est	2021 Est	2022 Est	2023 Est.
RESORT 1	\$67,845.80	\$67,845.80	\$80,060.00	\$80,060.00	\$80,060.00	\$80,060.00
RESORT 3	\$25,545.80	\$25,545.80	\$30,145.00	\$30,145.00	\$30,145.00	\$30,145.00
RESORT 4	\$2,930.90	\$2,930.90	\$3,460.00	\$3,460.00	\$3,460.00	\$3,460.00
RESORT 5	\$5,861.82	\$5,861.82	\$6,920.00	\$6,920.00	\$6,920.00	\$6,920.00
TOTAL ASSESSMENTS	\$102,184.32	\$102,184.32	\$120,585.00	\$120,585.00	\$120,585.00	\$120,585.00
Pool/Fish Cleaning Cards	\$300.00	\$725.00	\$300.00	\$300.00	\$300.00	\$300.00
Misc. Income	\$0.00	\$5.88	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$102,484.32	\$102,915.20	\$120,885.00	\$120,885.00	\$120,885.00	\$120,885.00
EXPENSES						
Property Manager	\$2,400.00	\$1,800.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,090.00
Sec/Accounting	\$2,400.00	\$1,800.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,575.00
Insurance/Liability	\$1,700.00	\$1,684.00	\$1,780.00	\$1,780.00	\$1,780.00	\$1,835.00
D & O Insurance	\$2,300.00	\$2,324.00	\$2,395.00	\$2,395.00	\$2,395.00	\$2,470.00
Property Taxes	\$4,200.00	\$4,539.86	\$4,550.00	\$4,550.00	\$4,550.00	\$4,685.00
Office Supp./Maint. Phone	\$400.00	\$58.84	\$300.00	\$300.00	\$300.00	\$310.00
UTILITIES						
Sewer	\$400.00	\$0.00	\$400.00	\$400.00	\$400.00	\$415.00
Water	\$1,200.00	\$1,069.12	\$1,200.00	\$1,200.00	\$1,200.00	\$1,235.00
Electric	\$5,600.00	\$4,031.44	\$5,800.00	\$5,800.00	\$5,800.00	\$5,975.00
Trash	\$12,300.00	\$7,775.26	\$12,300.00	\$12,300.00	\$12,300.00	\$12,670.00
Snow Removal	\$2,000.00	\$644.68	\$2,000.00	\$2,000.00	\$2,000.00	\$2,060.00
Landsacaping	\$6,200.00	\$6,998.25	\$6,200.00	\$6,200.00	\$6,200.00	\$6,385.00
FISH STATIONS						
Dumpster	\$2,150.00	\$2,274.48	\$2,400.00	\$2,400.00	\$2,400.00	\$2,475.00
Cleaning/Repair	\$6,000.00	\$4,746.64	\$6,000.00	\$6,000.00	\$6,000.00	\$6,180.00
POOL						
Pool Manager	\$3,000.00	\$3,000.00	\$3,100.00	\$3,100.00	\$3,100.00	\$3,190.00
Chemicals/ Labor/ Repair	\$7,000.00	\$4,226.06	\$7,000.00	\$7,000.00	\$7,000.00	\$7,210.00
Porta John / Pool	\$700.00	\$573.72	\$700.00	\$700.00	\$700.00	\$720.00
License / Pool	\$250.00	\$225.00	\$250.00	\$250.00	\$250.00	\$260.00
Propane	\$2,700.00	\$3,703.67	\$3,500.00	\$3,500.00	\$3,500.00	\$3,605.00
Legal/Reserve Study	\$900.00	\$600.00	\$900.00	\$900.00	\$900.00	\$925.00
Ponds-Stocking, repairs	\$0.00	\$99.25	\$200.00	\$200.00	\$200.00	\$205.00
Bank Repairs	\$22,000.00	\$0.00	\$13,000.00	\$13,000.00	\$13,000.00	\$13,390.00
Dredging	\$5,000.00	\$376.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,150.00
Other Repairs/Fuel/Etc	\$400.00	\$1,529.95	\$400.00	\$400.00	\$400.00	\$410.00
Locks-Pool/Fish Houses	\$250.00	\$235.95	\$250.00	\$250.00	\$250.00	\$260.00
TOTAL EXPENSES	\$91,450.00	\$54,316.17	\$85,125.00	\$85,125.00	\$85,125.00	\$87,685.00
INCOME / LOSS	\$11,034.32	\$48,599.03	\$35,760.00	\$35,760.00	\$35,760.00	\$33,200.00
RESERVES	\$10,218.00	\$0.00	\$32,100.00	\$32,100.00	\$32,100.00	\$32,100.00
RESERVES ACCUM	\$0.00	\$10,218.00	\$42,318.00	\$74,418.00	\$106,518.00	\$138,618.00
NET INCOME / LOSS	\$816.32	\$48,599.03	\$3,660.00	\$3,660.00	\$3,660.00	\$1,100.00

Increased
reserve, 18%
^ dues

no change

no change

3% ^
operating
expenses

Group Budget 2019-2023

INCOME	2019 Est	2019 Actuals	2020 Est	2021 Est	2022 Est
RESORT 1	\$67,845.80	\$50,884.35	\$74,630.38	\$76,496.14	\$78,408.54
RESORT 3	\$25,545.80	\$19,159.35	\$28,100.38	\$28,802.89	\$29,522.96
RESORT 4	\$2,930.90	\$2,198.19	\$3,223.99	\$3,304.59	\$3,387.20
RESORT 5	\$5,861.80	\$4,396.35	\$6,447.98	\$6,609.18	\$6,774.41
TOTAL ASSESSMENTS	\$102,184.30	\$76,638.24	\$112,402.73	\$115,212.80	\$118,093.11
Pool/Fish Cleaning Cards	\$300.00	\$675.00	\$300.00	\$300.00	\$300.00
Misc. Income	\$0.00	\$5.88	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$102,484.30	\$77,319.12	\$112,702.73	\$115,512.80	\$118,393.11
EXPENSES					
Property Manager	\$2,400.00	\$1,600.00	\$3,000.00	\$3,000.00	\$3,000.00
Sec/Accounting	\$2,400.00	\$1,600.00	\$2,500.00	\$2,500.00	\$2,500.00
Insurance/Liability	\$1,700.00	\$1,684.00	\$1,780.00	\$1,780.00	\$1,780.00
D & O Insurance	\$2,300.00	\$2,324.00	\$2,395.00	\$2,395.00	\$2,395.00
Property Taxes	\$4,200.00	\$4,540.00	\$4,550.00	\$4,550.00	\$4,550.00
Office Supp./Maint. Phone	\$400.00	\$58.84	\$300.00	\$300.00	\$300.00
UTILITIES					
Sewer	\$400.00	\$0.00	\$400.00	\$400.00	\$400.00
Water	\$1,200.00	\$780.80	\$1,200.00	\$1,200.00	\$1,200.00
Electric	\$5,600.00	\$3,450.26	\$5,800.00	\$5,800.00	\$5,800.00
Trash	\$12,300.00	\$6,323.36	\$12,300.00	\$12,300.00	\$12,300.00
Snow Removal	\$2,000.00	\$644.68	\$2,000.00	\$2,000.00	\$2,000.00
Landsacaping	\$6,200.00	\$4,600.00	\$6,200.00	\$6,200.00	\$6,200.00
FISH STATIONS					
Dumpster	\$2,150.00	\$1,570.62	\$2,400.00	\$2,400.00	\$2,400.00
Cleaning/Repair	\$6,000.00	\$4,206.64	\$6,000.00	\$6,000.00	\$6,000.00
POOL					
Pool Manager	\$3,000.00	\$2,400.00	\$3,100.00	\$3,100.00	\$3,100.00
Chemicals/ Labor/ Repair	\$7,000.00	\$3,138.61	\$7,000.00	\$7,000.00	\$7,000.00
Porta John / Pool	\$700.00	\$573.72	\$700.00	\$700.00	\$700.00
License / Pool	\$250.00	\$225.00	\$250.00	\$250.00	\$250.00
Propane	\$2,700.00	\$4,048.71	\$3,500.00	\$3,500.00	\$3,500.00
Legal/Reserve Study	\$900.00	\$600.00	\$900.00	\$900.00	\$900.00
Ponds-Stocking, repairs	\$0.00	\$99.75	\$200.00	\$200.00	\$200.00
Bank Repairs	\$22,000.00	\$0.00	\$13,000.00	\$13,000.00	\$13,000.00
Dredging	\$5,000.00	\$376.00	\$5,000.00	\$5,000.00	\$5,000.00
Other Repairs/Fuel/Etc	\$400.00	\$1,529.95	\$400.00	\$400.00	\$400.00
Locks-Pool/Fish Houses	\$250.00	\$235.95	\$250.00	\$250.00	\$250.00
TOTAL EXPENSES	\$91,450.00	\$46,610.89	\$85,125.00	\$85,125.00	\$85,125.00
INCOME / LOSS	\$11,034.30	\$30,708.23	\$27,577.73	\$30,387.80	\$33,268.11
RESERVES	\$10,218.00	\$0.00	\$26,500.00	\$29,310.00	\$32,190.00
NET INCOME / LOSS	\$816.30	\$30,708.23	\$1,077.73	\$1,077.80	\$1,078.11

Increased reserve, 10% ^ dues	Increased reserve, 2.5% ^ dues	Increased reserve, 2.5% ^ dues
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2023 Est.
\$80,368.75
\$30,261.03
\$3,471.88
\$6,943.77
\$121,045.43
\$300.00
\$0.00
\$121,345.43
\$3,090.00
\$2,575.00
\$1,835.00
\$2,470.00
\$4,685.00
\$310.00
\$415.00
\$1,235.00
\$5,975.00
\$12,670.00
\$2,060.00
\$6,385.00
\$2,475.00
\$6,180.00
\$3,190.00
\$7,210.00
\$720.00
\$260.00
\$3,605.00
\$925.00
\$205.00
\$13,390.00
\$5,150.00
\$410.00
\$260.00
\$87,685.00
\$33,660.43
\$32,500.00
\$1,160.43

3% ^
expenses,
Increased
reserve,
2.5% ^ dues

Group Budget 2019-2023

INCOME	2019 Est	2019 Actuals	2020 Est	2021 Est	2022 Est
RESORT 1	\$67,845.80	\$50,884.35	\$79,718.82	\$79,718.82	\$79,718.82
RESORT 3	\$25,545.80	\$19,159.35	\$30,016.32	\$30,016.32	\$30,016.32
RESORT 4	\$2,930.90	\$2,198.19	\$3,443.81	\$3,443.81	\$3,443.81
RESORT 5	\$5,861.80	\$4,396.35	\$6,887.62	\$6,887.62	\$6,887.62
TOTAL ASSESSMENTS	\$102,184.30	\$76,638.24	\$120,066.57	\$120,066.57	\$120,066.57
Pool/Fish Cleaning Cards	\$300.00	\$675.00	\$300.00	\$300.00	\$300.00
Misc. Income	\$0.00	\$5.88	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$102,484.30	\$77,319.12	\$120,366.57	\$120,366.57	\$120,366.57
EXPENSES					
Property Manager	\$2,400.00	\$1,600.00	\$3,000.00	\$3,000.00	\$3,000.00
Sec/Accounting	\$2,400.00	\$1,600.00	\$2,500.00	\$2,500.00	\$2,500.00
Insurance/Liability	\$1,700.00	\$1,684.00	\$1,780.00	\$1,780.00	\$1,780.00
D & O Insurance	\$2,300.00	\$2,324.00	\$2,395.00	\$2,395.00	\$2,395.00
Property Taxes	\$4,200.00	\$4,540.00	\$4,550.00	\$4,550.00	\$4,550.00
Office Supp./Maint. Phone	\$400.00	\$58.84	\$300.00	\$300.00	\$300.00
UTILITIES					
Sewer	\$400.00	\$0.00	\$400.00	\$400.00	\$400.00
Water	\$1,200.00	\$780.80	\$1,200.00	\$1,200.00	\$1,200.00
Electric	\$5,600.00	\$3,450.26	\$5,800.00	\$5,800.00	\$5,800.00
Trash	\$12,300.00	\$6,323.36	\$12,300.00	\$12,300.00	\$12,300.00
Snow Removal	\$2,000.00	\$644.68	\$2,000.00	\$2,000.00	\$2,000.00
Landsacaping	\$6,200.00	\$4,600.00	\$6,200.00	\$6,200.00	\$6,200.00
FISH STATIONS					
Dumpster	\$2,150.00	\$1,570.62	\$2,400.00	\$2,400.00	\$2,400.00
Cleaning/Repair	\$6,000.00	\$4,206.64	\$6,000.00	\$6,000.00	\$6,000.00
POOL					
Pool Manager	\$3,000.00	\$2,400.00	\$3,100.00	\$3,100.00	\$3,100.00
Chemicals/ Labor/ Repair	\$7,000.00	\$3,138.61	\$7,000.00	\$7,000.00	\$7,000.00
Porta John / Pool	\$700.00	\$573.72	\$700.00	\$700.00	\$700.00
License / Pool	\$250.00	\$225.00	\$250.00	\$250.00	\$250.00
Propane	\$2,700.00	\$4,048.71	\$3,500.00	\$3,500.00	\$3,500.00
Legal/Reserve Study	\$900.00	\$600.00	\$900.00	\$900.00	\$900.00
Ponds-Stocking, repairs	\$0.00	\$99.75	\$200.00	\$200.00	\$200.00
Bank Repairs	\$22,000.00	\$0.00	\$13,000.00	\$13,000.00	\$13,000.00
Dredging	\$5,000.00	\$376.00	\$5,000.00	\$5,000.00	\$5,000.00
Other Repairs/Fuel/Etc	\$400.00	\$1,529.95	\$400.00	\$400.00	\$400.00
Locks-Pool/Fish Houses	\$250.00	\$235.95	\$250.00	\$250.00	\$250.00
TOTAL EXPENSES	\$91,450.00	\$46,610.89	\$85,125.00	\$85,125.00	\$85,125.00
INCOME / LOSS	\$11,034.30	\$30,708.23	\$35,241.57	\$35,241.57	\$35,241.57
RESERVES	\$10,218.00	\$0.00	\$32,100.00	\$32,100.00	\$32,100.00
NET INCOME / LOSS	\$816.30	\$30,708.23	\$3,141.57	\$3,141.57	\$3,141.57

Increased reserve, 17.5% ^ dues	No Change	No Change
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2023 Est.
\$79,718.82
\$30,016.32
\$3,443.81
\$6,887.62
\$120,066.57
\$300.00
\$0.00
\$120,366.57
\$3,090.00
\$2,575.00
\$1,835.00
\$2,470.00
\$4,685.00
\$310.00
\$415.00
\$1,235.00
\$5,975.00
\$12,670.00
\$2,060.00
\$6,385.00
\$2,475.00
\$6,180.00
\$3,190.00
\$7,210.00
\$720.00
\$260.00
\$3,605.00
\$925.00
\$205.00
\$13,390.00
\$5,150.00
\$410.00
\$260.00
\$87,685.00
\$32,681.57
\$32,100.00
\$581.57

3% ^
expenses