

Budget Line Item	2021-22 Actual	March-June 2022 Budget Proposal	July 2022-June 2023 Budget Proposal	Comments
<b>Income</b>				
<b>Assessments to Members</b>				
Annual Assessments	\$254,179	\$81,896	\$250,212	We've had 706 lots with dues paid this last FY. \$348 x 706= \$245,688. We anticipate 13 lot sales with additional \$4,524 in dues=\$250,212
Late Fees	\$4,004	\$0	\$2,600	Flexible payment methods have steadily reduced late payments, so expected late estimate is \$2600
Reserve Withdrawal	\$0	\$0	\$16,000	We planned to withdraw \$20K from reserve during FY 2021-22 FY for dredging, which we were unable to do due to contractor labor shortage. Estimate \$16K withdrawal this year for Marina and Dredging projects.
Unspent Road Repair & Maintenance Funds from Contractor Default in 2019-20	\$19,627			
Lot Sales	\$0	\$0	\$13,000	Conservative estimate of \$1,000 per lot in sales of 13 lots in New FY.
<b>Rental Revenue</b>				
-Campground Rental	\$276	\$0	\$0	With the reservation system in place permanently, we're eliminating the \$5 charge for over 7 nights.
-Gazebo Rental	\$100	\$0	\$150	
-Lodge Rental	\$1,050	\$0	\$1,250	Lodge rentals are on the uptick with COVID winding down.
-Marina Lease		\$0	\$400	Income from leasing 4 boat slips in marina for \$100/season
Credit Card Cash Back	\$156	\$0	\$325	
Interest Income	\$1,530	\$500	\$1,500	
Misc. Income	\$712	\$83	\$500	Includes unusual income items, such as sales of minor equipment, etc.
Soda Machine Revenue	\$152	\$0	\$0	Soda machine is gone, no longer a budget line item.
Utilities and Labor Reimbursement	\$1,875	\$667	\$2,000	PVPOA and PWSD share utility expenses.
Unapplied Cash Payment Income	\$584	\$0	\$0	Overpayments made by members.
Gain/(Loss) on Sale of Asset	\$1,000			Sold Cyclone Rake to Freedom Lawn in 2021
<b>Total Income</b>	<b>\$285,245</b>	<b>\$83,146</b>	<b>\$287,937</b>	
<b>Expenses</b>				
-Maintenance Wages	\$25,846	\$9,242	\$27,725	Last year's expenditures plus pay increases
-Tax on Maintenance & Security Payroll	\$4,125	\$1,300	\$3,900	Payroll taxes paid by PVPOA
-Security Wages	\$21,020	\$7,595	\$22,786	Last year's expenditures plus pay increases
-Administrative Wages	\$20,491	\$7,000	\$21,000	Approximately 1200 hours/year
-Tax on Administrative Wages	\$1,054	\$533	\$1,600	Anticipate hours similar to 2019-20 plus pay increase should increase payroll taxes.
Beach & Gazebo Repairs & Maintenance	\$233	\$333	\$1,000	More sand at beach
Beautification Expense	\$1,367	\$0	\$0	Funding comes from Rowe bequest
Campground Repairs & Maintenance	\$2,813	\$1,167	\$3,500	Fix turn out and general maintenance
Contracted Lawn Care	\$19,429	\$8,275	\$24,825	Anticipated increases due to labor wage increases.
Equipment Repairs & Maintenance	\$2,347	\$1,213	\$3,638	Anticipated repairs to truck, tractor, and minor equipment.

Lake/Dam Repairs & Maintenance	\$12,936	\$5,500	\$55,000	Covers up to \$50K dredging, and Lake Back cutting (\$5K)2500 x 2
Lodge Repairs & Maintenance	\$12,784	\$667	\$2,000	Large expenditure last year was for the steps and handrail from the lodge to the pool. Fake logs for lodge (\$500), touch up paint and doors exterior (\$400)
Pool Repairs & Maintenance	\$1,991	\$967	\$2,900	Chemicals: Trichlor tabs 6 buckets averaging between \$250-290 per bucket; 75 Shock bags averaging \$7.50 per bag; 2 gallons Stabilizer and ph balance averaging \$30 per gallon; Bag of filter sand at \$50. Need to replace 3 strainer baskets at \$80 each, plus a small amount for various miscellaneous expenses.
Roads Repairs & Maintenance	\$95,603	\$11,667	\$35,000	Marina Loop with concrete pads at corners near Lake Shore and West Rd., not to exceed \$35,000  Campground: Remove stump
Snow Treatment & Removal	\$13,200	\$5,833	\$17,500	Contract last season was \$3300 per month Nov-March. Anticipate similar amount for next season.
Storage Area Maintenance	\$172	\$500	\$1,500	Signage and other improvements
Supplies-Janitorial	\$782	\$400	\$1,200	Cleaners, paper goods for restrooms, etc.
Supplies-Security	\$1,377	\$483	\$1,450	staff uniforms, mailing costs, camera replacement,
Tennis Court Repairs & Maintenance	\$42	\$333	\$1,000	Paint, brushes/rollers for repainting fence
Accounting Fees	\$2,255	\$800	\$2,400	Includes subscription to QuickBooks Online, QuickBooks Payroll, consulting fees, and income tax preparation and filing.
Bank & Card Charges	-\$36	\$0	\$0	Charges for processing credit cards. Charges are passed to members that use cards.
Dues & Subscriptions	\$35	\$31	\$93	Subscription to local newspaper
Gas and Oil	\$3,726	\$1,333	\$4,000	Adjustment due to higher fuel prices.
Insurance	\$15,129	\$7,000	\$20,000	Includes General Liability, Directors and Operators, Vehicle, and Unemployment insurance premiums, etc.
Legal Fees	\$695	\$1,000	\$3,000	Increase due to enforcing regulations and rule changes, plus pursuing legal remedies against chronic unpaid members.
Member Activities	\$406	\$250	\$750	We expect to be back to normal this year with the usual monthly and annual events.
Office/Supplies/Equip.	\$2,716	\$1,247	\$3,740	Office Supplies, Toner, office equipment maintenance and replacement, etc.
Postage	\$574	\$500	\$1,500	For correspondence with members and bill-paying.
Refuse / Waste Mgmt	\$3,290	\$1,167	\$3,500	Includes trash collection and port-a-potties.
Reimbursements	\$526	\$183	\$550	We provide a monthly payment to reimburse security and admin employees for mileage. If we hire more security, may need to increase further.
Soda Machine Expense	\$52	\$0	\$0	Eliminated with loss of Soda Machine
Taxes and Licenses	\$1,991	\$500	\$1,500	Includes federal and state income tax payments and taxes and registration on vehicles.
Telecommunications/ Internet	\$1,518	\$460	\$1,380	New internet service will be \$50/month plus taxes. (estimate \$55/month) Mobile phone and camera plan is currently \$60/month. Total would be \$1,380 for the year.
Utilities	\$14,755	\$5,667	\$17,000	Electricity and Propane

Trapping	\$0	\$0	\$1,000	If needed for beaver, muskrats, other varmints
<b>Total Expenses</b>	<b>\$285,244</b>	<b>\$83,145</b>	<b>\$287,937</b>	
<b>Total Income</b>	<b>\$285,245</b>	<b>\$83,146</b>	<b>\$287,937</b>	
<b>Total Expenses</b>	<b>\$285,244</b>	<b>\$83,145</b>	<b>\$287,937</b>	
<b>Delta between Income and Expenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	