

WOOD CREEK LODGE
Approved Budget FYE 2023
07/01/2022 - 6/30/2023

	2019-2020	2020-2021	2021-2022	2022-2023
	Actual	Actual	0 mo actual + 2 mo estimat	Approved BUDGET
<u>REVENUE</u>				
Operating Assessments	193,586.20	193,586.20	208,105.94	234,238.92
Late Fees	369.80	242.00	602.36	200.00
Interest - Operating	12.66	7.00	7.32	6.00
Miscellaneous Income	6,614.31	1,750.91	2,043.74	1,600.00
Vending Income	380.33	5,305.00	4,600.00	4,600.00
TOTAL REVENUE	200,963.30	200,891.11	215,359.36	240,644.92
<u>OPERATING EXPENSE</u>				
Accounting Fees	4,350.00	4,400.00	4,350.00	4,500.00
Banking Fees	122.00	243.00	202.00	300.00
Cable & Internet	18,663.78	19,482.30	20,184.64	20,956.44
Chimney Cleaning	-	4,715.19	0.00	0.00
Clean windows	-	-	-	0.00
Common Area Cleaning	9,900.00	9,900.00	10,692.00	10,692.00
Contingency	-	-	-	0.00
Contract Labor	17,123.29	7,257.80	7,594.15	7,500.00
Depreciation	446.00	1,067.66	0.00	0.00
Electric	15,927.97	16,106.63	14,759.00	17,050.00
Elevator	6,568.73	7,040.64	9,924.53	7,600.00
Fire Protection	5,799.65	10,976.49	14,668.81	6,900.00
Gas	-	1,278.21	825.00	750.00
HOA/BOD Meetings	1,444.95	-	682.53	800.00
Hot Tub Labor	10,199.96	10,044.96	12,073.00	13,914.96
Hot Tub Supplies	3,097.15	2,295.35	1,804.81	2,100.00
Insurance	17,571.00	19,362.00	21,664.00	23,040.00
Interest	-	-	-	0.00
Landscaping	8,632.61	7,113.64	8,000.00	9,000.00
Legal Fees	218.94	4,490.39	5,000.00	600.00
Maintenance Labor	8,099.23	10,152.78	10,000.00	9,900.00
Maintenance Supplies	1,817.06	1,334.99	2,100.00	1,800.00
Management Fees	13,860.00	13,860.00	16,260.00	16,740.00
Miscellaneous Expense	761.75	1,447.48	1,681.87	814.50
Snow Removal	19,833.15	15,430.43	21,653.01	24,775.00
Telephone	1,676.58	1,838.15	2,040.75	1,913.46
Trash	6,213.72	6,507.24	7,641.09	7,200.00
Water & Sanitation	32,240.29	34,538.77	35,909.05	37,455.12
Vending Expense	-	909.68	2,209.98	1,200.00
TOTAL OPERATING EXPENSE	204,567.81	211,793.78	231,920.22	227,501.48
NET INCOME (LOSS) OPERATING	(3,604.51)	(10,902.67)	(16,560.86)	13,143.44
Capital Assessments	44,000.04	44,000.04	44,000.04	44,000.00
Special Assessments	-	-	84,282.02	84,282.04
Interest - Capital	51.72	73.47	94.71	64.00
Contribution Fire Pit/Design Fee	-	-	-	0.00
Capital Expenditures	(33,487.01)	(5,623.50)	(88,537.81)	(182,782.07)
NET INCOME (LOSS) CAPITAL	10,564.75	38,450.01	39,838.96	(54,436.03)
NET INCOME (LOSS) TOTAL	6,960.24	27,547.34	23,278.10	(41,292.59)