

Bear Lake RV Park Property Owners Association, Inc.
Treasurer's Report 2020

		Approved Budget	Actual Thru 8/2020	Projected Thru 12/31	Projected 2020 Total
Income					
Maintenance Fee Income	221 Lots @ 400	\$88,400.00	\$89,850.84	\$3,400.00	\$93,250.84
Unimproved lots	104 Lots @ 30	\$3,120.00	\$3,120.00		\$3,120.00
Special Assessments					
Interest Income			\$62.29		\$62.29
Finance Charge Income			\$482.53		\$482.53
Membership Fees		\$2,000.00	\$2,250.00	\$1,500.00	\$3,750.00
Miscellaneous Income		\$441.00	\$499.22		\$499.22
Sales Income					
Ice		\$400.00			
Propane		\$160.00	\$40.00		\$40.00
Total Sales Income					
Service Sales					
Tractor Services			\$200.00	\$50.00	\$250.00
Laundry		\$400.00	\$86.00	\$50.00	\$136.00
Total Service Sales Income					
TOTAL REVENUE	Total Revenue	\$94,921.00	\$96,590.88	\$5,000.00	\$101,590.88
EXPENSES					
Accounting		\$6,150.00	\$6,150.00		\$6,150.00
Advertising					
Bad Debt			\$348.17	\$306.00	\$654.17
Banking Fees		\$75.00	\$9.00		\$9.00
Computer/Internet Expenses		\$100.00	\$1,258.18	\$1,129.00	\$2,387.18
Fuel (other than groundskeeping)		\$250.00	\$20.07	\$50.00	\$70.07
Ice Purchases		\$200.00			
Insurance Expense					
	General Liability	\$4,345.00	\$4,651.00		\$4,651.00
	Professional Liability	\$1,796.00	\$1,796.00		\$1,796.00
	Inland Marine		\$507.00		\$507.00
Total Insurance Expense			\$6,954.00		\$6,954.00
Janitorial Expense					
	Cleaning Supplies	\$250.00	\$120.01	\$50.00	\$170.01
	Paper Products	\$500.00	\$113.92	\$50.00	\$163.92
Total Janitorial Expense			\$233.93		\$333.93
Landscaping and Grounds keeping		\$300.00	\$211.17		\$211.17
Legal Fees		\$1,000.00	\$205.50		\$205.50
Licenses		\$200.00			
Park Host		\$3,000.00			
Member Appreciation		\$600.00	\$73.97	\$525.00	\$598.97
Major Construction Projects	New Water Tank	\$40,000.00	\$27,555.94		\$27,555.94
Minor Construction Projects		\$3,000.00			

Note 1

Note 2

Note 3

Note 4

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Miscellaneous - Other	Emergency repairs	\$1,000.00	\$1.00		\$1.00	
Miscellaneous Expense		\$200.00				
	Opening/Closing Park	\$300.00	\$754.82	\$150.00	\$904.82	
	Water Users Fee	\$200.00		\$200.00	\$200.00	
Office Expenses		\$150.00	\$71.51		\$71.51	
Office Supplies		\$100.00	\$66.15	\$65.00	\$131.15	
Other Services						
	Water Testing	\$100.00	\$55.00	\$25.00	\$80.00	
Total Other Services			\$55.00	\$25.00	\$80.00	
Pay Pal Fees		\$350.00	\$152.15		\$152.15	
Postage and Delivery		\$100.00	\$117.40	\$15.00	\$132.40	
Printing and Reproduction		\$40.00				
Professional Fees		\$400.00		\$2,700.00	\$2,700.00	Note 5
Propane Purchases		\$100.00				
Rentals		\$1,500.00	\$482.40		\$482.40	
Repairs and Maintenance						
	Building Maintenance	\$500.00	\$458.22		\$458.22	
	Dust Control Roads	\$7,500.00	\$7,114.28		\$7,114.28	
	Equipment	\$1,500.00	\$289.50		\$289.50	
	Electrical Repairs	\$500.00		\$1,000.00	\$1,000.00	
	Main Line Electrical	\$3,700.00				
	Main Line Water	\$250.00				
	Other	\$500.00	\$47.00		\$47.00	
	Plumbing Repairs	\$200.00	\$91.92		\$91.92	
	Road Maintenance	\$2,500.00		\$1,000.00	\$1,000.00	
	Signage	\$250.00		\$250.00	\$250.00	
	Supplies	\$150.00	\$246.32		\$246.32	
	Water Tank and Well	\$100.00	\$107.32		\$107.32	
Total Repairs/Maintenance			\$8,354.56	\$2,250.00	\$10,604.56	
Small Tools and Equipment		\$400.00	\$3,635.58		\$3,635.58	
Taxes		\$500.00	\$224.86		\$224.86	
Travel Expense		\$150.00	\$236.77		\$236.77	
Uncategorized Expenses		\$500.00				
Utilities						
	Garbage	\$3,054.00	\$3,204.00		\$3,204.00	Note 6
	Power	\$20,000.00	\$11,967.46	\$14,945.00	\$26,912.46	Note 7
	Sewer	\$7,000.00	\$4,125.00	\$1,500.00	\$5,625.00	
Total Utilities			\$19,296.46	\$16,445.00	\$35,741.46	
TOTALS		\$115,560.00	\$76,468.59	\$23,860.00	\$100,428.59	

Total Estimated Revenue \$101,590.88
Total Estimated Expense \$100,428.59
Net Income \$1,162.29

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Note 1	Includes sale of excess rebar from installation of pad for water tank
Note 2	Includes fees paid by member in 2018 through Pay Pal and not recorded Includes a settlement with member seriously in arrears to bring account current
Note 3	4% increase in insurance rates
Note 4	First half of water tank paid from Reserves in 2019
Note 5	Electrical system engineering plan
Note 6	5% increase in trash services
Note 7	28% increase in electrical usage