

Treehouse Village Resort Association, Inc.
Proposed 2019 Summarized Budget for Owner Approval
December 8, 2018

Income	Budgeted 2018	Proposed Budget 2019	Per Billable Unit Week
4000 · Revenues			
4010 · Exempt Maintenance Fee Revenue			
4108 · Maintenance Fees	219,390	212,699	640.66
4118 · Real Estate Tax Assessment	10,000	10,000	30.12
4142 - Building & Ground Reserves			0.00
4162 - Furniture & Appliance Reserves			0.00
4070 - Building, Grounds, Furn & Appliance	18,000	18,000	54.22
Total 4010 - Maintenance Fee Income	247,390	240,699	725.00
Total 4400 - Other Exempt Revenues	5,600	8,250	24.85
Total 4010 · Exempt Revenues	252,990	248,949	749.85
4500 · Non-Exempt Income			0.00
Total 4502 · Rental Activities	20,340	25,500	76.81
Total 4600 · Interest Income	100	150	0.45
Total 4500 · Non-Exempt Income	20,440	25,650	77.26
Total Income	273,430	274,599	827.11
Total Cost Of Goods Sold	12,560	10,400	31.33
GROSS PROFIT	260,870	264,199	795.78
OPERATING EXPENSES			
Total 6100 · Guest Rec Membership & Supplies	25,329	25,874	77.93
Total 6200 · Housekeeping Payroll & Supplies	37,616	38,476	115.89
Total 6300 · Maintenance Payroll & Supplies	40,731	40,501	121.99
Total 6500 · Real Estate & Other Taxes	10,020	10,020	30.18
Total 6600 · Utilities	19,980	19,250	57.98
7000 · Administrative Payroll & Expenses			0.00
Total 7100 · Payroll & Related Expense	36,890	38,200	115.06
Total 7200 · Advertising Expense	1,925	1,655	4.98
7300 · Bad Debts	45,000	55,000	165.66
7350 · Bank Service Charges	250	-	0.00
Total 7360 · Board Expenses	5,925	6,025	18.15
7450 · Depreciation Exp-Office Equip	735	1,200	3.61
7451 · Depreciation Exp-Software	1,187	1,187	3.58
7460 · Credit Card Processing Fees	3,000	3,000	9.04
Total 7600 · Insurance	9,000	9,500	28.61
7650 · Internet Service	1,180	550	1.66
7850 · Licenses & Permits	325	350	1.05
8150 · Office Supplies & Expense	2,000	1,500	4.52
8160 · Postage	750	800	2.41
Total 8250 · Professional Fees	14,280	14,830	44.67
Total 8300 · Rental Expense	10,590	10,500	31.63
8380 · Subscriptions (QuickBooks)	600	625	1.88
8450 · Telephone	1,200	2,000	6.02
8455 · Timeshare Maintenance Fees	610	-	0.00
Total 8500 · Travel Expense	580	1,050	3.16
Total 7000 · Administrative Payroll & Expenses	134,840	147,972	445.70
TOTAL OPERATING EXPENSES	268,516	282,093	849.68
Total Reserve & Replacement Expenses	18,000	18,000	54.22
TOTAL BUDGETED EXPENSES	286,516	300,093	903.89
Other Income:			0.00
Gain (Loss) of Recovered Unit	-	6,000	18.07
Income from Deed Take-Backs	-	12,000	36.14
NET INCOME (LOSS)	(25,646)	(17,894)	-53.90