

Back Country Cabins
2025
Operating Budget

ACCT	DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2025-26	2024-25	Change	Notes
	INCOME														Budget		
Per Square Foot																	
501	Operating Dues, per square foot	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$3,076.00	\$36,912.00	\$28,572.00	\$8,340.00	Increase, 27% Insurance
700	Dues to Reserves	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$597.00	\$7,164.00	\$9,564.00	-\$2,400.00	no change
	Total per square foot dues	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$3,673.00	\$44,076.00	\$38,136.00	\$5,940.00	
Per Unit "equal"																	
new	Operating Dues, per unit "equal"	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$4,812.00	\$4,344.00	\$468.00	No change
	Total per unit "equal" dues	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$4,812.00	\$4,344.00	\$468.00	
	Total Income:	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$4,074.00	\$48,888.00	\$42,480.00	\$6,408.00	
	EXPENSE																
Per Square Foot																	
601	Legal Accounting and Prof fees	\$0.00	\$375.00	\$250.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$635.00	\$635.00	\$0.00	no change, tax return, Dora registration
602	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	no change
607	Management fees	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$8,100.00	\$7,500.00	\$600.00	8% Increase
621	Insurance	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$1,191.00	\$14,292.00	\$11,736.00	\$2,556.00	Increase, 21% based on new policy 7/1/25
662	Water	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$172.00	\$2,064.00	\$1,944.00	\$120.00	increase, 6% over actuals - current 0.6% over budget
663	Sewer	\$742.00	\$0.00	\$0.00	\$742.00	\$0.00	\$0.00	\$742.00	\$0.00	\$0.00	\$747.00	\$0.00	\$0.00	\$2,973.00	\$2,973.00	\$0.00	no change - current 9% under budget
665	Trash and Recycling	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$142.00	\$1,704.00	\$1,704.00	\$0.00	no change, currently 5.5% under budget
666	Snow plowing	\$340.00	\$340.00	\$340.00	\$340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$340.00	\$340.00	\$2,040.00	\$3,180.00	-\$1,140.00	ASE Snowplow approved October 10th
667	Snow shoveling	\$100.00	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$500.00	\$500.00	\$0.00	no change, Marcus?
669	Electric Utilities	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$480.00	\$468.00	\$12.00	increase, 3%
673	Office Supplies and Expenses	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$20.00	\$80.00	\$80.00	\$0.00	no change
674	Grounds and Parking	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00	\$2,487.00	-\$87.00	decrease
681	Taxes and Licensing	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$114.00	\$100.00	\$14.00	increase
511	Dues to Reserves	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$797.00	\$9,564.00	\$9,564.00	\$0.00	Ask BOD
	Total per square foot expenses	\$4,408.50	\$4,041.50	\$3,936.50	\$4,418.50	\$3,226.50	\$3,246.50	\$3,968.50	\$3,226.50	\$3,246.50	\$3,973.50	\$3,566.50	\$3,686.50	\$44,946.00	\$38,134.00	\$6,812.00	
Per Unit "equal"																	
664	Internet/ wifi	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$261.00	\$3,132.00	\$2,994.00	\$138.00	increase, 5%
670	Security System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	no change
671	TV	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$156.50	\$1,878.00	\$1,824.00	\$54.00	increase 3% over actuals
	Total per unit expenses "equal"	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$417.50	\$5,010.00	\$4,344.00	\$666.00	
	Total Expenses	\$4,826.00	\$4,459.00	\$4,354.00	\$4,836.00	\$3,644.00	\$3,664.00	\$4,386.00	\$3,644.00	\$3,664.00	\$4,391.00	\$3,984.00	\$4,104.00	\$49,956.00	\$42,478.00	\$7,478.00	
	BUDGET DIFFERENCE	-\$752.00	-\$385.00	-\$280.00	-\$762.00	\$430.00	\$410.00	-\$312.00	\$430.00	\$410.00	-\$317.00	\$90.00	-\$30.00	-\$1,068.00	\$2.00		
Deck Collections																	
	Deck Collections Unit A, B, E, F	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$972	\$972		