Income	2024	2025	2026	
Operating Revenue				
Membership Assessments	$92,804.00	$0.00	$ 634,500.00	$4,500/lot in 2026
Total Operating Revenue	$339,204.00	$231,400.00	**$ 634,500.00**	
Operating Expenses				
Labor Expense				
Manager/Administration			135,000.00	
Operations-Asst. Manager			121,000.00	
Payroll Burden			108,000.00	
Total Labor Expense	**$85,000.00**	**$85,000.00**	**$ 364,000.00**	
Administrative Expenses				
Accounting			500.00	
Design Review Expenses	45,000.00	-	50,000.00	
Master HOA Assessment Expense	3,400.00	5,600.00	7,050.00	
Ski Passes			3,000.00	
Vehicle Expense-Fuel			14,400.00	
Total Administrative Expenses	$49,400.00	$5,600.00	**$ 74,950.00**	
Landscape Services				
Snow Removal	1,000.00	2,000.00	5,000.00	
Total Landscape Services	$16,000.00	$2,000.00	**$ 5,000.00**	
Snowmaking Expenses				
Groomer Maintenance			2,500.00	
Ski Bridge & Tunnel Maintenance			1,000.00	
Vehicles & Equipment	9,300.00	279,139.50	20,000.00	
Electric-Snowmaking	20,000.00	-	5,000.00	
Water-Snowmaking	20,000.00	-	15,000.00	
Total Ski Operation Expenses	$142,600.00	$279,139.50	**$ 43,500.00**	
Utilities Expense				
Electric	2,500.00	2,500.00	2,500.00	
Gas			2,500.00	
Telephone	500.00	500.00	500.00	
Total Utilities Expense	$7,200.00	$3,000.00	**$ 5,500.00**	
Tota Operating Expenses	**$301,200.00**	**$374,739.50**	**$ 492,950.00**	
Reserves				
Infrastructure Reserve Accrual	60,000.00	30,000.00	30,000.00	
Reserve Interest				
Reserve Study			2,500.00	
Total Reserve Expense	$60,000.00	$30,000.00	**$ 32,500.00**	
Fixed Costs				
Property Taxes			25,100.00	
Insurance	1,500.00	1,500.00	1,500.00	
Management Fee	21,504.00	26,350.00	46,358.75	
Taxes & Licenses			2,500.00	
Total Fixed Costs	$23,004.00	$27,850.00	$75,458.75	
Total Expenses	**$384,204.00**	**$432,589.50**	**$600,908.75**	
Net Operating Income	**$ (45,000.00)**	**$ (201,189.50)**	**$ 33,591.25**	