

Budget 2019	Budget 2020	Budget 2021
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					% Change from 2020
130	Assessment	\$ 418,795	\$ 478,340	\$ 511,570	7%
	Total Income	\$ 441,405	\$ 511,520	\$ 544,400	6%
100	Utilities	\$ 211,165	\$ 248,165	\$ 246,840	-0.53%
200	Maintenance	\$ 122,340	\$ 150,305	\$ 174,420	16.04%
300	Communications	\$ 225	\$ 250	\$ -	-100.00%
400	Community Activities	\$ 450	\$ 400	\$ 450	12.50%
530	Library	\$ 1,000		\$ 1,000	
500	Parks & Recreation	\$ 100	\$ 100	\$ 100	0.00%
600	Personnel	\$ 22,116	\$ 42,275	\$ 42,275	0.00%
800	Professional fees	\$ 21,100	\$ 27,460	\$ 30,000	9.25%
1000	Miscellaneous	\$ 13,765	\$ 14,430	\$ 21,935	52.01%
	Total Expense	\$392,261	\$483,385	\$517,020	6.96%
	Budgeted Surplus for Capital Projects	\$ 49,144	\$ 28,135	\$ 27,380	



2021 MGCA Budget Notes:

Income Notes:

1. For many expenses the committee used a cost of living increase of 3%.
2. The budget includes a proposed \$150 increase to home assessments and a \$20 increase to garage assessments with no proposed changes to rental rates.

Expense Notes:

3. Utilities are projected to increase by 3%, though the sewer budget line's projection was based on 2020 actuals rather than the 2020 budget.
4. The garage maintenance line has been increased substantially to address critical structural issues with the MGCA garage. These numbers were composed before the possibility of the garage swap was raised.
5. The sub-contracted labor line has been moved out of personnel and to the B&G portion of the budget and increased by 96 hours for 2021.
6. The paving line shows a substantial increase to address storm water drainage issues, earlier discussed by Don Dale in the B&G report.
7. The pump house line has money added for a possible change in heating method; a more efficient way to keep the water lines from freezing is being investigated. We expect this system to pay for itself with significantly lower electric costs.
8. The Tabernacle maintenance line has been increased due to various maintenance requests for 2021.
9. The Finance Committee is also suggesting that \$5,000 be added to the survey line under Professional Fees. The possible surveys include:
 - a. The property between 117 and firehouse in order to have meaningful discussions with the fire company and the Heights with regard to its maintenance
 - b. The garage either as a requirement to the garage swap or as the first step to rebuilding the MGCA's current garage,
 - c. The garages that we own and rent on 1st Street,
 - d. The Carter parking lot (can't rearrange/add spots without knowing what we own),
 - e. Land around the water tower may be necessary for the water tower project, and
 - f. While not a high priority, if a Member is having their property surveyed and the MGCA owns a property nearby, funds will be available to survey those parks at a discounted rate.
10. The large increase in administration costs is for a new computer to replace the 7-year old laptop that needs to be retired. The office is working with an IT specialist to find the right computer that will serve our needs and run the software important for the MGCA.
11. The telephone line has increased due to the dumpster camera internet connection.
12. This budget includes increased donations to the Mt. Gretna Fire Company and Lawn Ambulance.
13. In this budget we are still projecting a surplus for our capital project fund.

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		Budget 2019	Actual 2019	% Variance	Budget 2020	YTD Actual 2020	Projected Year 2020	2020-2021 % Variance	Proposed Budget 2021
	Income								
100	Assessments								
110	Penalties	\$500	\$1,777		\$500	\$239		20%	\$600
120	Assessment Discounts	(\$5,800)	(\$5,950)		(\$6,800)	(\$7,240)		0%	(\$6,800)
130	Home (240 homes)	\$420,000	\$419,177		\$480,000	\$469,947		7%	\$513,850
140	Garage (14 units)	\$3,220	\$3,220		\$3,640	\$3,640		8%	\$3,920
160	Apartment (0 x 50%)	\$875	\$875		\$1,000	\$0		-100%	\$0
	Total Assessments	<u>\$418,795</u>	<u>\$419,099</u>		<u>\$478,340</u>	<u>\$466,586</u>	<u>\$0</u>	7%	<u>\$511,570</u>
200	Rentals								
210	Tabernacle	\$1,000	\$2,800		\$2,500	\$791		0%	\$2,500
215	Pavilion/Kitchen	\$0	\$150		\$100	\$75		0%	\$100
	Raised Bed Gardens								
	Deposit		(\$90)			\$30			
	Gardens - Rental		\$160			\$150			\$150
220	Parking (10)	\$2,112	\$1,920		\$2,530	\$2,415		0%	\$2,530
230	Penalties								
240	Sheds (6)								
241	Deposit								
243	Sheds - Rental	\$4,128	\$4,071		\$4,950	\$4,950		0%	\$4,950
	Total Sheds	<u>\$4,128</u>	<u>\$4,071</u>		<u>\$4,950</u>	<u>\$4,950</u>	<u>\$0</u>		<u>\$4,950</u>
250	Garage (12 units)								
251	Deposit		\$10						
253	Garage - Rental	\$12,720	\$12,720		\$15,600	\$15,600		0%	\$15,600
	Total Garage	<u>\$12,720</u>	<u>\$12,730</u>		<u>\$15,600</u>	<u>\$15,600</u>	<u>\$0</u>	0%	<u>\$15,600</u>
	Rentals - Other								
	Total Rentals	<u>\$19,960</u>	<u>\$21,741</u>		<u>\$25,680</u>	<u>\$24,011</u>	<u>\$0</u>	1%	<u>\$25,830</u>
300	Prior Year Accounts					\$7,662			
350	R&R Fines					\$100			
375	Rental Permit Fees		\$5,025		\$5,000	\$75		0%	\$5,000
400	Library Rent								
500	Interest Income	\$150	\$1,393		\$1,000	\$989		0%	\$1,000
600	Community Activities								
610	Picnic		\$16						
	Total Community Activities	<u>\$0</u>	<u>\$16</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>		<u>\$0</u>

	Budget 2019	Actual 2019	% Variance	Budget 2020	YTD Actual 2020	Projected Year 2020	2020-2021 % Variance	Proposed Budget 2021
700	Miscellaneous Receipts							
710		\$2,200						
720		(\$32)			\$79			
730		\$36			\$38			
740		\$125						
750	Reimbursed Expenses							
751	\$1,500	\$20						
752					\$301			
753	\$1,000	\$1,173		\$1,000			0%	\$1,000
754								
755								
756		\$510		\$500			-100%	
	Total Reimbursed Expenses	\$2,500	\$1,703	\$1,500	\$301	\$0		\$1,000
	Miscellaneous Receipts - Other		\$100					
	Total Miscellaneous Receipts	\$2,500	\$4,133	\$1,500	\$418	\$0		\$1,000
	Total Income	\$441,405	\$451,406	\$511,520	\$499,841	\$0		\$544,400

		Budget 2019	Actual 2019	% Variance	Budget 2020	YTD Actual 2020	Projected Year 2020	2020-2021 % Variance	Proposed Budget 2021
Expense									
100									
	Utilities								
110	Electric (Street Lights)	\$22,660	\$20,541	91%	\$22,660	\$17,219		3%	\$23,340
120	Garbage	\$39,000	\$48,585	125%	\$50,000	\$42,061		3%	\$51,500
130	Water	\$12,000		0%					
	Water Treatment		\$13,804		\$14,000	\$9,079			\$22,000
	Water Purchase		\$1,382						
140	Sewer	\$137,505	\$135,838	99%	\$161,505	\$141,688		-7%	\$150,000
	Total Utilities	<u>\$211,165</u>	<u>\$220,150</u>		<u>\$248,165</u>	<u>\$210,047</u>	<u>\$0</u>		<u>\$246,840</u>
200	Maintenance								
210	General Maintenance	\$8,000	\$11,885	149%	\$10,000	\$4,823		-25%	\$7,500
215	Equipment Purchase/Rental					\$713			\$500
220	Garage Maint & Utilities	\$2,000	\$541	27%	\$600	\$479		700%	\$4,800
225	Labor, sub-contracted grounds	\$47,040	\$61,888		\$51,480	\$38,499		7%	\$54,845
230	Library Bldng Maint & Util	\$1,000	\$1,087	109%	\$1,500	\$601		0%	\$1,500
240	Paving	\$10,000	\$788	8%	\$7,500	\$4,277		127%	\$17,000
245	Pump House Maint & Util					\$621			\$6,000
250	Recreational Facilities	\$1,300	\$2,604	200%	\$2,400	\$418		25%	\$3,000
260	Sewer/Water Line Maintenance	\$7,500	\$8,413	112%	\$8,000			0%	\$8,000
270	Snow Removal	\$3,200	\$7,326	229%	\$6,000	\$1,193		-17%	\$5,000
280	Tabernacle Costs	\$3,000	\$3,524	117%	\$5,000	\$1,726		94%	\$9,700
284	Tree Health & Maintenance	\$13,300	\$18,979	143%	\$17,325	\$9,452		0%	\$17,325
285	Tree Removal & Trimming	\$20,000	\$28,133	141%	\$22,500	\$1,900		-20%	\$18,000
287	Truck and Tractor Costs	\$6,000	\$6,252	104%	\$6,000	\$3,224		54%	\$9,250
288	Water Tower Maintenance		\$5,094		\$12,000			0%	\$12,000
	Total Maintenance	<u>\$122,340</u>	<u>\$156,512</u>		<u>\$150,305</u>	<u>\$67,927</u>	<u>\$0</u>		<u>\$174,420</u>
300	Communications								
310	Newsletter	\$125	\$70	56%	\$150	\$120		-100%	\$0
320	Web-Site	\$100	\$48	48%	\$100	\$48		-100%	\$0
	Total Communications	<u>\$225</u>	<u>\$118</u>		<u>\$250</u>	<u>\$167</u>	<u>\$0</u>		<u>\$0</u>
400	Community Activities								
410	Picnic	\$400	\$324	81%	\$400			0%	\$400
	Other	\$50							\$50
	Total Community Activities	<u>\$450</u>	<u>\$324</u>		<u>\$400</u>	<u>\$0</u>	<u>\$0</u>		<u>\$450</u>
530	Community Library	\$1,000	\$1,000	100%					\$1,000
500	Parks & Recreation								
520	Recreational Activities	\$100	\$36	36%	\$100			0%	\$100
	Total Parks & Recreation	<u>\$100</u>	<u>\$36</u>		<u>\$100</u>	<u>\$0</u>	<u>\$0</u>		<u>\$100</u>

		Budget 2019	Actual 2019	% Variance	Budget 2020	YTD Actual 2020	Projected Year 2020	2020-2021 % Variance	Proposed Budget 2021
700	Personnel								
710	Employee Health Insurance	\$2,000	\$0	0%					\$0
711									
720	Gross Payroll	\$17,854	\$20,516	115%	\$39,000	\$29,071		0%	\$39,000
730	Payroll Expenses	\$562		0%		\$6			
740	Employee Payroll Taxes	\$1,700	\$1,850	109%	\$3,275	\$2,744		0%	\$3,275
	Total Wages and Benefits	<u>\$22,116</u>	<u>\$22,366</u>		<u>\$42,275</u>	<u>\$31,821</u>	<u>\$0</u>		<u>\$42,275</u>
800	Professional Fees								
810	Insurance								
811	Auto	\$0	\$1,010			\$980			
812	Bus. Catastrophe	\$0	\$2,288			\$2,289			
813	Workers Comp	\$0	\$1,860			(\$971)			
814	Commercial	\$0	\$9,071			\$9,185			
	Total Insurance	<u>\$14,200</u>	<u>\$14,229</u>	100%	<u>\$14,500</u>	<u>\$11,483</u>	<u>\$0</u>	-17%	<u>\$12,000</u>
820	Legal Fees	\$4,000	\$11,880	297%	\$10,000	\$4,285		0%	\$10,000
830	Survey Fees								\$5,000
840	Accounting	\$2,900	\$2,750	95%	\$2,960			1%	\$3,000
	Total Professional Fees	<u>\$21,100</u>	<u>\$28,859</u>		<u>\$27,460</u>	<u>\$15,768</u>	<u>\$0</u>		<u>\$30,000</u>

		<u>Budget 2019</u>	<u>Actual 2019</u>	<u>% Variance</u>	<u>Budget 2020</u>	<u>YTD Actual 2020</u>	<u>Projected Year 2020</u>	<u>2020-2021 % Variance</u>	<u>Proposed Budget 2021</u>
1000	Miscellaneous								
1010	Administrative costs								
1011	Bank Charges	\$100	\$131	131%	\$120	\$149		238%	\$405
1012	Computer	\$325	\$32	10%		\$797			\$4,350
1013	Office Equipment	\$500	\$54		\$700	\$549		-86%	\$100
1015	Office Supplies	\$380	\$658	173%	\$600	\$275		-42%	\$350
1016	Postage and Delivery	\$900	\$859	95%	\$900	\$1,415		67%	\$1,500
1017	Printing and Reproduction	\$1,500	\$2,321	155%	\$2,000	\$2,020		0%	\$2,000
	Software Subscriptions					\$562			\$1,655
1018	Telephone	\$2,160	\$2,255	104%	\$2,160	\$1,672		13%	\$2,450
1019	Ad-Hoc Archives Comm					\$164			\$500
	Total Administrative costs	<u>\$5,865</u>	<u>\$6,310</u>		<u>\$6,480</u>	<u>\$7,602</u>	<u>\$0</u>		<u>\$13,310</u>
1020	Contributions	\$2,400	\$2,150	90%	\$2,400	\$2,050		21%	\$2,900
1025	Loan Interest								
	Transfer to Des'd or Rest'd Fund								
1030	Property Taxes	\$5,500	\$5,430	99%	\$5,550	\$5,558		3%	\$5,725
	Total Miscellaneous	<u>\$13,765</u>	<u>\$13,889</u>		<u>\$14,430</u>	<u>\$15,210</u>	<u>\$0</u>		<u>\$21,935</u>
	Total Expense	<u>\$392,261</u>	<u>\$443,254</u>		<u>\$483,385</u>	<u>\$340,941</u>	<u>\$0</u>		<u>\$517,020</u>
		<u>\$49,144</u>	<u>\$8,152</u>		<u>\$28,135</u>	<u>\$158,901</u>	<u>\$0</u>		<u>\$27,380</u>