

2018 Operating Budget

VILLAS AT BIG TROUT		Cost per Month	Times Year	# of homes	2017 Budget	2017 Actuals	2018 Budget
INCOME:							
5010	Dues	\$ 230.00	12	224	\$ 141,120.00	\$ 602,527.71	\$ 618,240.00
5010	Dues	\$ -	0	0	\$ 463,680.00		\$ -
	<i>Projected % of Delinquent Dues</i>		0.5%		\$ (1,411.20)		\$ (3,091.20)
	Total Assessments:	\$ -			\$ 603,388.80	\$ 602,527.71	\$ 615,148.80
5014	Transfer Fee	\$ -				\$ (300.00)	
5020	Late Charges	\$ -			\$ 1,500.00	\$ 300.00	\$ 1,500.00
5021	Late Interest	\$ -			\$ 300.00	\$ 72.29	\$ 300.00
5025	NSF Income	\$ -					
5026	Fine Income	\$ -					
5032	Lien Income	\$ -				\$ (100.00)	
5050	Interest Income	\$ -					
5045	Initiation Fee					\$ 4,725.00	
5100	Misc. Income						
	Total Income:	\$ -			\$ 605,188.80	\$ 607,225.00	\$ 616,948.80

		Contract Dates	Frequency	Total Per Year	2017 Budget	2017 Actuals	2018 Budget
EXPENSES:							
Landscaping							
6615	Snow Removal				\$ 5,000.00	\$ 9,703.14	\$ 7,000.00
6810	Mowing - Commons				\$ 18,000.00	\$ 18,696.15	\$ 19,801.00
6820	Fertilize - Commons				\$ 2,100.00	\$ 2,088.96	\$ 2,302.00
6830	Turf Spray - Commons				\$ 1,200.00	\$ 1,297.45	\$ 1,300.00
6843	Master Tree Program				\$ 2,000.00	\$ 2,959.60	\$ 2,000.00
6844	Insect Control				\$ 1,000.00	\$ 834.72	\$ 1,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)				\$ 1,500.00	\$ 1,669.34	\$ 1,500.00
6860	Sprinkler Turn On & Blow Out				\$ 870.00	\$ 870.42	\$ 870.00
6880	Landscape Labor/Materials irrigation				\$ 5,000.00	\$ 6,608.19	\$ 5,000.00
6890	Misc. Landscape- Planter/Fall clean				\$ 1,300.00	\$ 935.68	\$ 1,300.00
6891	Swale Maintenance				\$ 100.00	\$ -	\$ 100.00
	Total Landscaping:				\$ 38,070.00	\$ 45,663.65	\$ 42,173.00

		Contract Dates	Frequency	Total Per Year	2017 Budget	2017 Actuals	2018 Budget
Other Expenses							
6120	Community Events				\$ 2,000.00	\$ 12.71	\$ 150.00
6135	Board & Annual Meetings				\$ 100.00	\$ 50.03	\$ 60.00
6305	Accounting				\$ 200.00	\$ 200.00	\$ 200.00
6306	Legal				\$ 300.00	\$ 72.00	\$ 150.00
6307	Code Enforcement					\$ 68.84	
6310	Insurance Expense				\$ 45,030.00	\$ 45,306.50	\$ 45,052.00
6320	Staffing (Maintenance)				\$ 1,000.00	\$ 774.39	\$ 1,000.00
6330	Bank Charges				\$ 590.00	\$ 472.16	\$ 500.00
6410	Refuse Removal				\$ 57,700.00	\$ 57,940.65	\$ 58,000.00
6415	Electricity & Gas				\$ 27,500.00	\$ 24,995.35	\$ 26,000.00
6420	Water				\$ 29,955.65	\$ 27,741.87	\$ 31,500.00
6425	Sewer				\$ 60,739.71	\$ 65,254.50	\$ 66,813.68
6440	Street & Breeze Ways-Maint.				\$ 1,500.00	\$ 103.27	\$ 1,500.00
6445	Cable		\$ 45.90		\$ 118,700.00	\$ 118,403.77	\$ 123,379.20
6450	Internet Fees				\$ 21,680.00	\$ 19,918.46	\$ 21,680.00
6455	Technical Services				\$ 6,800.00	\$ 6,480.93	\$ 6,800.00
6610	Pool & Hot Tub				\$ 11,000.00	\$ 7,467.13	\$ 10,000.00
6611	Fitness Center				\$ 3,150.00	\$ 3,027.76	\$ 3,150.00
6620	Building Replace Reserve				\$ 128,329.00	\$ 128,330.00	\$ 128,340.00
6625	Supplies				\$ 100.00	\$ 194.81	\$ 100.00
6626	Postage				\$ 1,800.00	\$ 1,535.40	\$ 1,800.00
6630	Repairs & Maintenance- Building				\$ 7,000.00	\$ 5,585.99	\$ 7,000.00
6631	Fence Repair				\$ 250.00	\$ -	\$ 250.00
6635	Special Projects-Damages (water)					\$ 10,358.40	
6900	Web Fees				\$ 100.00	\$ 67.41	\$ 100.00
7505	Management Fee				\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7508	Property Taxes				\$ 350.00	\$ 257.00	\$ 300.00
7515	Income Taxes						
	Total Other:				\$ 566,194.36	\$ 564,939.33	\$ 574,144.88
	TOTAL EXPENSES				\$ 604,264.36	\$ 610,602.98	\$ 616,317.88
	NET CASH FLOW:				\$ 924.44	\$ (3,377.98)	\$ 630.92
	BEGINNING CASH BALANCE:				\$ 43,719.03	\$ 43,719.03	\$ 41,226.16
	ENDING CASH BALANCE:				\$ 44,643.47	\$ 40,341.05	\$ 41,857.08
	Transfer From Working Capital					\$ 20,000.00	
	Ending Cash Balance Including Transfer:					\$ 60,341.05	
	Capital Expenses					\$ (19,114.89)	
	Balance Sheet Total					\$ 41,226.16	

2018 Capital Expenses Budget

VILLAS AT BIG TROUT

INCOME:	Cost per Month	Cost per	Times per Year	# of homes	2017 Actuals	2018 Budget
Operating-Building Replacement Res.	-				\$ 128,330.00	\$ 128,340.00
5050 Interest					\$ 1,126.26	\$ 1,100.00
Total Income:	-				\$ 129,456.26	\$ 129,440.00

Capital Expenses:	Contract Dates	Cost per	Frequency	Total Per Year	2017 Actuals	2018 Budget
6621 Expenses					-	\$ 50,000.00
6621 Pool Equipment					2,804.09	
6621 Siding					1,224.00	
6621 Building Lights					2,193.33	
6621 Dryer Vents					5,004.80	
6621 Reserve Study					1,075.00	
6621 Gutter Clean/Repairs					6,813.67	
Total Expenses:					\$ 19,114.89	\$ 50,000.00
Net Cash Flow					\$ 110,341.37	\$ 79,440.00
Beginning Cash Balance					\$ 503,390.90	\$ 612,847.16
Ending Cash Balance					\$ 612,847.16	\$ 692,287.16