

2017 Operating Budget

VILLAS AT BIG TROUT		Cost per Month	Cost per	Times per Year	# of homes	2016 Budget	2016 Actuals	2017 Budget
INCOME:								
5010	Dues	\$ 210.00		3	224	\$ 564,480.00	\$ 561,807.07	\$ 141,120.00
5010	Dues	\$ 230.00		9	224			\$ 463,680.00
<i>Projected % of Delinquent Dues</i>								
						\$ (5,644.80)		\$ (1,411.20)
Total Assessments:		\$ -				\$ 558,835.20	\$ 561,807.07	\$ 603,388.80
5014	Transfer Fee	\$ -					\$ 500.00	
5020	Late Charges	\$ -				\$ 1,500.00	\$ 1,515.00	\$ 1,500.00
5021	Late Interest	\$ -				\$ 500.00	\$ 314.73	\$ 300.00
5025	NSF Income	\$ -					\$ -	
5026	Fine Income	\$ -					\$ 100.00	
5032	Lien Income	\$ -					\$ 450.00	
5050	Interest Income	\$ -						
5045	Iniation Fee	\$ -						
5100	Misc. Income	\$ -					\$ 1,345.00	
Total Income:		\$ -				\$ 560,835.20	\$ 566,031.80	\$ 605,188.80

		Contract Dates	Cost per	Frequency	Total Per Year	2016 Budget	2016 Actuals	2017 Budget
EXPENSES:								
Landscaping								
6615	Snow Removal					\$ 5,000.00	\$ 4,271.72	\$ 5,000.00
6810	Mowing - Commons					\$ 18,000.00	\$ 18,125.87	\$ 18,000.00
6820	Fertilize - Commons					\$ 2,100.00	\$ 2,087.04	\$ 2,100.00
6830	Turf Spray - Commons					\$ 1,200.00	\$ 1,296.26	\$ 1,200.00
6843	Master Tree Program					\$ 2,000.00	\$ 4,096.37	\$ 2,000.00
6844	Insect Control					\$ 1,000.00	\$ 401.11	\$ 1,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)					\$ 1,500.00	\$ 1,432.14	\$ 1,500.00
6860	Sprinkler Turn On & Blow Out					\$ 870.00	\$ 869.61	\$ 870.00
6880	Landscape Labor/Materials irrigation					\$ 5,000.00	\$ 4,431.49	\$ 5,000.00
6890	Misc. Landscape- Planter/Fall clean					\$ 1,300.00	\$ 1,283.74	\$ 1,300.00
6891	Swale Maintenance					\$ 100.00	\$ -	\$ 100.00
Total Landscaping:						\$ 38,070.00	\$ 38,295.35	\$ 38,070.00

		Contract Dates	Cost per	Frequency	Total Per Year	2016 Budget	2016 Actuals	2017 Budget
Other Expenses								
6120	Community Events					\$ 2,000.00	\$ 2,220.55	\$ 2,000.00
6135	Board & Annual Meetings					\$ 100.00	\$ 53.14	\$ 100.00
6305	Accounting					\$ 250.00	\$ 200.00	\$ 200.00
6306	Legal					\$ 300.00	\$ 849.00	\$ 300.00
6310	Insurance Expense					\$ 42,000.00	\$ 43,671.75	\$ 45,030.00
6320	Staffing (Maintenance)					\$ 1,500.00	\$ 588.26	\$ 1,000.00
6330	Bank Charges					\$ 550.00	\$ 576.38	\$ 590.00
6410	Refuse Removal					\$ 55,000.00	\$ 55,661.63	\$ 57,700.00
6415	Electricity & Gas					\$ 27,500.00	\$ 28,135.22	\$ 27,500.00
6420	Water					\$ 27,232.41	\$ 24,932.24	\$ 29,955.65
6425	Sewer					\$ 55,217.92	\$ 55,098.34	\$ 60,739.71
6440	Street Cleaning & Breeze Ways-Maint.					\$ 1,500.00	\$ 167.40	\$ 1,500.00
6445	Cable					\$ 115,000.00	\$ 114,382.00	\$ 118,700.00
6450	Internet Fees					\$ 14,000.00	\$ 15,471.25	\$ 21,680.00
6455	Technical Services					\$ 6,000.00	\$ 4,699.26	\$ 6,800.00
6610	Pool & Hot Tub					\$ 11,000.00	\$ 10,872.40	\$ 11,000.00
6611	Fitness Center					\$ 3,150.00	\$ 3,014.33	\$ 3,150.00
6620	Building Replace Reserve					\$ 110,000.00	\$ 110,004.00	\$ 128,329.00
6625	Supplies					\$ 100.00	\$ 49.51	\$ 100.00
6626	Postage					\$ 1,500.00	\$ 1,547.86	\$ 1,800.00
6630	Repairs & Maintenance- Building					\$ 7,000.00	\$ 7,530.84	\$ 7,000.00
6631	Fence Repair					\$ 250.00	\$ -	\$ 250.00
6635	Special Projects- Damages (water)						\$ 1,955.59	
6900	Web Fees					\$ 100.00	\$ 58.21	\$ 100.00
7505	Management Fee					\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7508	Property Taxes						\$ -	
7515	Income Taxes					\$ 350.00	\$ 197.00	\$ 350.00
Total Other:						\$ 521,920.32	\$ 522,256.16	\$ 566,194.36
TOTAL EXPENSES						\$ 559,990.32	\$ 560,551.51	\$ 604,264.36
NET CASH FLOW:						\$ 844.88	\$ 5,480.29	\$ 924.44

