

2013 Operating Budget

VILLAS AT BIG TROUT		2012	2012 Actuals	2013
INCOME:				
5010	Dues	\$ 483,840.00	\$ 488,281.19	\$ 483,840.00
	<i>Projected % of Delinquent Dues</i>	\$ (7,257.60)		\$ (4,838.40)
	Total Assessments:	\$ 476,582.40	\$ 488,281.19	\$ 479,001.60
5014	Transfer Fee	\$ -	\$ (100.00)	
5020	Late Charges	\$ -	\$ 3,587.97	\$ 1,500.00
5021	Late Interest	\$ -	\$ 3,438.28	\$ 500.00
5025	NSF Income	\$ -	\$ 35.00	
5026	Fine Income	\$ -	\$ 175.00	
5032	Lien Income	\$ -	\$ 259.00	
5050	Interest Income	\$ -	\$ -	
5045	Iniation Fee		\$ -	
5100	Misc. Income		\$ 291.04	
	Total Income:	\$ 476,582.40	\$ 495,967.48	\$ 481,001.60

		2012	2012 Actuals	2013
EXPENSES:				
Landscaping				
6615	Snow Removal	\$ 5,000.00	\$ 3,347.09	\$ 5,000.00
6810	Mowing - Commons	\$ 17,000.00	\$ 18,343.24	\$ 17,000.00
6820	Fertilize - Commons	\$ 2,600.00	\$ 2,087.04	\$ 2,100.00
6830	Turf Spray - Commons	\$ 1,200.00	\$ 1,078.86	\$ 1,200.00
6843	Master Tree Program	\$ 2,400.00	\$ 1,715.52	\$ 2,000.00
6844	Insect Control	\$ 1,000.00	\$ 710.99	\$ 1,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)	\$ 500.00	\$ 745.55	\$ 500.00
6860	Sprinkler Turn On & Blow Out	\$ 850.00	\$ 842.43	\$ 850.00
6880	Landscape Labor/Materials irrigation	\$ 4,000.00	\$ 3,934.88	\$ 4,000.00
6890	Misc. Landscape- Planter/Fall clean	\$ 1,300.00	\$ 888.65	\$ 1,300.00
6891	Swale Maintenance	\$ 100.00	\$ 138.60	\$ 100.00
	Total Landscaping:	\$ 35,950.00	\$ 33,832.85	\$ 35,050.00

		2012	2012 Actuals	2013
Other Expenses				
6120	Community Events	\$ 2,000.00	\$ 1,396.97	\$ 2,000.00
6135	Board & Annual Meetings	\$ 350.00	\$ 103.33	\$ 200.00
6305	Accounting	\$ 300.00	\$ 209.00	\$ 300.00
6306	Legal	\$ 500.00	\$ 248.00	\$ 300.00
6307	Code Enforcement			
6310	Insurance Expense	\$ 35,800.00	\$ 34,203.89	\$ 37,400.00
6320	Staffing (Maintenance)	\$ 3,500.00	\$ 1,877.25	\$ 2,000.00
6325	Concierge Service	\$ 1,200.00	\$ 750.00	\$ 600.00
6330	Bank Charges	\$ 230.00	\$ 607.68	\$ 600.00
6410	Refuse Removal	\$ 50,000.00	\$ 48,382.83	\$ 50,000.00
6415	Electricity & Gas	\$ 28,000.00	\$ 27,613.55	\$ 28,000.00
6420	Water	\$ 26,000.00	\$ 26,135.88	\$ 26,500.00
6425	Sewer	\$ 40,000.00	\$ 38,896.90	\$ 40,000.00
6440	Street Cleaning & Breeze Ways-Maint.	\$ 3,000.00	\$ 1,277.12	\$ 2,000.00
6445	Cable	\$ 96,500.00	\$ 97,121.56	\$ 102,800.00
6450	Internet Fees	\$ 5,000.00	\$ 4,372.73	\$ 7,800.00
6455	Technical Services	\$ 6,000.00	\$ 5,861.81	\$ 6,000.00
6580	Landscaping- Special Projects	\$ 1,500.00	\$ 1,350.02	\$ 1,500.00
6610	Pool & Hot Tub	\$ 13,500.00	\$ 11,963.28	\$ 12,500.00
6611	Fitness Center	\$ 3,000.00	\$ 3,883.22	\$ 4,000.00
6620	Building Replace Reserve	\$ 70,000.00	\$ 70,008.00	\$ 70,000.00
6625	Supplies	\$ 250.00	\$ 259.60	\$ 250.00
6626	Postage	\$ 900.00	\$ 867.50	\$ 900.00
6630	Repairs & Maintenance- Building	\$ 11,000.00	\$ 8,539.02	\$ 9,000.00
6631	Fence Repair	\$ 250.00	\$ -	\$ 250.00
6635	Special Projects- Damages (water)		\$ 2,882.81	
6900	Web Fees	\$ 100.00	\$ 36.16	\$ 100.00
7505	Management Fee	\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7506	RPM-Reimbursable Expenses			
7508	Property Taxes		\$ 419.00	
7515	Income Taxes	\$ 550.00		\$ 550.00
	Total Other:	\$ 439,750.00	\$ 429,587.11	\$ 445,870.00
	TOTAL EXPENSES	\$ 475,700.00	\$ 463,419.96	\$ 480,920.00
	NET CASH FLOW:	\$ 882.40	\$ 32,547.52	\$ 81.60

2013 Capital Expenses Budget

VILLAS AT BIG TROUT		Cost per Month	Cost per	Times per Year	# of homes	2012 Actuals	2013
INCOME:							
5045	Initiation Fees					\$ 2,705.00	\$ -
	Operating-Building Replacement Res.	\$ -				\$ 70,008.00	\$ 70,000.00
5050	Interest					\$ 884.93	
	Total Income:	\$ -				\$ 73,597.93	\$ 70,000.00

		Contract Dates	Cost per	Frequency	Total Per Year	2012 Actuals	2013
EXPENSES:							
6621	Capital Expenses						\$ 40,000.00
	Pool and Spa					\$ 7,008.50	
	Building Repairs					\$ 19,063.44	
	Asphalt Speed Bumps					\$ 4,646.93	\$ -
	Audit- Final Billing					\$ 1,370.00	\$ -
	Golf Cart					\$ 1,427.02	\$ -
	Total Expenses:					\$ 33,515.89	\$ 40,000.00
	Net Cash Flow					\$ 40,082.04	\$ 30,000.00