

## 2015 Operating Budget

VILLAS AT BIG TROUT		2014	2014 Actuals	2015
<b>INCOME:</b>				
5010	Dues	\$ 524,160.00	\$ 505,983.76	\$ 524,160.00
	<i>Projected % of Delinquent Dues</i>	\$ (5,241.60)		\$ (5,241.60)
	<b>Total Assessments:</b>	<b>\$ 518,918.40</b>	<b>\$ 505,983.76</b>	<b>\$ 518,918.40</b>
5014	Transfer Fee		\$ (200.00)	
5020	Late Charges	\$ 1,500.00	\$ 1,161.34	\$ 1,500.00
5021	Late Interest	\$ 500.00	\$ 278.92	\$ 500.00
5025	NSF Income		\$ 40.00	
5026	Fine Income		\$ 225.00	
5032	Lien Income		\$ (150.00)	
5050	Interest Income		\$ -	
5045	Initiation Fee		\$ -	
5100	Misc. Income		\$ 395.00	
	<b>Total Income:</b>	<b>\$ 520,918.40</b>	<b>\$ 507,734.02</b>	<b>\$ 520,918.40</b>

		2014	2014 Actuals	2015
<b>EXPENSES:</b>				
<b>Landscaping</b>				
6615	Snow Removal	\$ 5,000.00	\$ 25.22	\$ 5,000.00
6810	Mowing - Commons	\$ 17,000.00	\$ 19,726.47	\$ 17,000.00
6820	Fertilize - Commons	\$ 2,100.00	\$ 2,087.04	\$ 2,100.00
6830	Turf Spray - Commons	\$ 1,200.00	\$ 970.16	\$ 1,200.00
6843	Master Tree Program	\$ 2,000.00	\$ 3,123.50	\$ 2,000.00
6844	Insect Control	\$ 1,000.00	\$ 900.10	\$ 1,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)	\$ 500.00	\$ 1,189.30	\$ 500.00
6860	Sprinkler Turn On & Blow Out	\$ 850.00	\$ 842.43	\$ 850.00
6880	Landscape Labor/Materials irrigation	\$ 4,000.00	\$ 4,869.51	\$ 4,000.00
6890	Misc. Landscape- Planter/Fall clean	\$ 1,300.00	\$ 2,300.64	\$ 1,300.00
6891	Swale Maintenance	\$ 100.00	\$ -	\$ 100.00
	<b>Total Landscaping:</b>	<b>\$ 35,050.00</b>	<b>\$ 36,034.37</b>	<b>\$ 35,050.00</b>

		2014	2014 Actuals	2015
<b>Other Expenses</b>				
6120	Community Events	\$ 2,000.00	\$ 1,769.36	\$ 2,000.00
6135	Board & Annual Meetings	\$ 200.00	\$ 80.59	\$ 100.00
6305	Accounting	\$ 300.00	\$ 200.00	\$ 300.00
6306	Legal	\$ 300.00	\$ 360.00	\$ 300.00
6310	Insurance Expense	\$ 38,400.00	\$ 37,502.50	\$ 41,000.00
6320	Staffing (Maintenance)	\$ 2,000.00	\$ 1,096.17	\$ 1,500.00
6325	Concierge Service	\$ 600.00	\$ 450.00	\$ -
6330	Bank Charges	\$ 600.00	\$ 906.95	\$ 550.00
6410	Refuse Removal	\$ 53,000.00	\$ 52,161.81	\$ 52,500.00
6415	Electricity & Gas	\$ 28,000.00	\$ 27,345.16	\$ 27,500.00
6420	Water	\$ 24,500.00	\$ 23,127.17	\$ 23,500.00
6425	Sewer	\$ 40,000.00	\$ 43,018.45	\$ 44,000.00
6440	Street Cleaning & Breeze Ways-Maint.	\$ 1,500.00	\$ 1,032.65	\$ 1,500.00
6445	Cable	\$ 110,000.00	\$ 110,317.72	\$ 110,000.00
6450	Internet Fees	\$ 10,000.00	\$ 10,608.65	\$ 10,600.00
6455	Technical Services	\$ 6,000.00	\$ 6,332.52	\$ 6,000.00
6580	Landscape Special Projects	\$ 1,500.00	\$ -	\$ -
6610	Pool & Hot Tub	\$ 12,500.00	\$ 14,684.76	\$ 12,500.00
6611	Fitness Center	\$ 4,000.00	\$ 3,131.84	\$ 3,150.00
6620	Building Replace Reserve	\$ 100,000.00	\$ 100,008.00	\$ 100,000.00
6625	Supplies	\$ 250.00	\$ 96.05	\$ 100.00
6626	Postage	\$ 900.00	\$ 923.55	\$ 900.00
6630	Repairs & Maintenance- Building	\$ 8,000.00	\$ 7,329.45	\$ 7,500.00
6631	Fence Repair	\$ 250.00		\$ 250.00
6635	Special Projects- Damages (water)		\$ 15,888.46	
6900	Web Fees	\$ 100.00	\$ 381.64	\$ 100.00
7505	Management Fee	\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7506	RPM-Reimbursable Expenses			
7508	Property Taxes			
7515	Income Taxes	\$ 550.00	\$ 245.00	\$ 350.00
	<b>Total Other:</b>	<b>\$ 485,770.00</b>	<b>\$ 499,318.45</b>	<b>\$ 486,520.00</b>
	<b>TOTAL EXPENSES</b>	<b>\$ 480,920.00</b>	<b>\$ 535,352.82</b>	<b>\$ 521,570.00</b>
	<b>NET CASH FLOW:</b>	<b>\$ 81.60</b>	<b>\$ (27,618.80)</b>	<b>\$ (651.60)</b>
	<b>BEGINNING CASH BALANCE:</b>		<b>\$ 48,748.03</b>	<b>\$ 61,496.53</b>
	<b>ENDING CASH BALANCE:</b>		<b>\$ 21,129.23</b>	<b>\$ 60,844.93</b>
	<b>Transfer From Working Capital</b>		<b>\$ 200,000.00</b>	
	<b>Capital Expenses</b>		<b>\$ (159,632.70)</b>	
	<b>Balance Sheet Total</b>		<b>\$ 61,496.53</b>	

# 2015 Capital Expenses Budget

## VILLAS AT BIG TROUT

		Cost per Month	Cost per	Times per Year	# of homes	2014 Actuals	2015
<b>INCOME:</b>							
5045	Initiation Fees					\$ 5,560.00	\$ -
	Operating-Building Replacement Res.	\$ -				\$ 100,008.00	\$ 100,000.00
						\$ -	
5050	Interest					\$ 825.69	\$ 800.00
	<b>Total Income:</b>	\$ -				<b>\$ 106,393.69</b>	<b>\$ 100,800.00</b>

		Contract Dates	Cost per	Frequency	Total Per Year	2014 Actuals	2015
<b>EXPENSES:</b>							
6621	Capital Expenses						\$ 70,000.00
	<i>Building Painting</i>					\$ 156,152.11	
	<i>Tree Replacement</i>					\$ 3,480.59	
	Transfer to Operating Account					\$ 200,000.00	\$ -
							\$ -
							\$ -
	<b>Total Expenses:</b>					\$ 200,000.00	\$ 70,000.00
	<b>Net Cash Flow</b>					\$ (93,606.31)	\$ 30,800.00
<b>Beginning Cash Balance</b>						\$ 416,137.65	\$ 322,531.34
<b>Ending Cash Balance</b>						\$ 322,531.34	\$ 353,331.34

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