

2016 Operating Budget

VILLAS AT BIG TROUT		2015 Budget	2015 Actuals	2016 Budget
INCOME:				
5010	Dues	\$ 524,160.00	\$ 527,412.32	\$ 564,480.00
<i>Projected % of Delinquent Dues</i>		\$ (5,241.60)		\$ (5,644.80)
Total Assessments:		\$ 518,918.40	\$ 527,412.32	\$ 558,835.20
5014	Transfer Fee		\$ (40.00)	
5020	Late Charges	\$ 1,500.00	\$ 2,360.00	\$ 1,500.00
5021	Late Interest	\$ 500.00	\$ 3,103.29	\$ 500.00
5025	NSF Income			
5026	Fine Income		\$ 200.00	
5032	Lien Income		\$ 713.00	
5050	Interest Income			
5045	Iniation Fee		\$ 3,375.00	
5100	Misc. Income		\$ 500.00	
Total Income:		\$ 520,918.40	\$ 537,623.61	\$ 560,835.20

		2015 Budget	2015 Actuals	2016 Budget
EXPENSES:				
Landscaping				
6615	Snow Removal	\$ 5,000.00	\$ 2,331.63	\$ 5,000.00
6810	Mowing - Commons	\$ 17,000.00	\$ 19,329.72	\$ 18,000.00
6820	Fertilize - Commons	\$ 2,100.00	\$ 2,087.04	\$ 2,100.00
6830	Turf Spray - Commons	\$ 1,200.00	\$ 1,399.53	\$ 1,200.00
6843	Master Tree Program	\$ 2,000.00	\$ 2,746.32	\$ 2,000.00
6844	Insect Control	\$ 1,000.00	\$ 585.20	\$ 1,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)	\$ 500.00	\$ 1,661.45	\$ 1,500.00
6860	Sprinkler Turn On & Blow Out	\$ 850.00	\$ 923.96	\$ 870.00
6880	Landscape Labor/Materials irrigation	\$ 4,000.00	\$ 5,793.50	\$ 5,000.00
6890	Misc. Landscape- Planter/Fall clean	\$ 1,300.00	\$ 1,163.09	\$ 1,300.00
6891	Swale Maintenance	\$ 100.00	\$ -	\$ 100.00
Total Landscaping:		\$ 35,050.00	\$ 38,021.44	\$ 38,070.00

		2015 Budget	2015 Actuals	2016 Budget
Other Expenses				
6120	Community Events	\$ 2,000.00	\$ 1,996.46	\$ 2,000.00
6135	Board & Annual Meetings	\$ 100.00	\$ 44.50	\$ 100.00
6305	Accounting	\$ 300.00	\$ 200.00	\$ 250.00
6306	Legal	\$ 300.00	\$ 244.00	\$ 300.00
6310	Insurance Expense	\$ 41,000.00	\$ 41,180.25	\$ 42,000.00
6320	Staffing (Maintenance)	\$ 1,500.00	\$ 763.06	\$ 1,500.00
6330	Bank Charges	\$ 550.00	\$ 534.28	\$ 550.00
6410	Refuse Removal	\$ 52,500.00	\$ 54,629.28	\$ 55,000.00
6415	Electricity & Gas	\$ 27,500.00	\$ 24,570.23	\$ 27,500.00
6420	Water	\$ 23,500.00	\$ 26,025.84	\$ 27,232.41
6425	Sewer	\$ 44,000.00	\$ 51,043.25	\$ 55,217.92
6440	Street Cleaning & Breeze Ways-Maint.	\$ 1,500.00	\$ 1,349.29	\$ 1,500.00
6445	Cable	\$ 110,000.00	\$ 111,204.87	\$ 115,000.00
6450	Internet Fees	\$ 10,600.00	\$ 12,354.30	\$ 14,000.00
6455	Technical Services	\$ 6,000.00	\$ 6,276.94	\$ 6,000.00
6610	Pool & Hot Tub	\$ 12,500.00	\$ 9,938.17	\$ 11,000.00
6611	Fitness Center	\$ 3,150.00	\$ 3,043.64	\$ 3,150.00
6620	Building Replace Reserve	\$ 100,000.00	\$ 100,008.00	\$ 110,000.00
6625	Supplies	\$ 100.00	\$ 33.28	\$ 100.00
6626	Postage	\$ 900.00	\$ 1,670.17	\$ 1,500.00
6630	Repairs & Maintenance- Building	\$ 7,500.00	\$ 4,199.97	\$ 7,000.00
6631	Fence Repair	\$ 250.00	\$ -	\$ 250.00
6635	Special Projects- Damages (water)		\$ 4,158.71	
6900	Web Fees	\$ 100.00	\$ 49.00	\$ 100.00
7505	Management Fee	\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7508	Property Taxes			
7515	Income Taxes	\$ 350.00	\$ 218.00	\$ 350.00
Total Other:		\$ 486,520.00	\$ 496,055.49	\$ 521,920.32
TOTAL EXPENSES		\$ 521,570.00	\$ 534,076.93	\$ 559,990.32
NET CASH FLOW:		\$ (651.60)	\$ 3,546.68	\$ 844.88
BEGINNING CASH BALANCE:		\$ 61,496.53	\$ 61,496.53	\$ 51,769.81
ENDING CASH BALANCE:		\$ 60,844.93	\$ 65,043.21	\$ 52,614.69
Transfer From Working Capital				
Capital Expenses			\$ 13,273.40	
Balance Sheet Total			\$ 51,769.81	

2016 Capital Expenses Budget

VILLAS AT BIG TROUT		Cost per Month	Cost per	Times per Year	# of homes	2015 Actuals	2016 Budget
INCOME:							
5045	Initiation Fees					\$ 4,965.00	\$ -
	Operating-Building Replacement Res.	\$ -				\$ 100,008.00	\$ 110,000.00
						\$ -	
5050	Interest					\$ 755.32	\$ 750.00
	Total Income:	\$ -				\$ 105,728.32	\$ 110,750.00

		Contract Dates	Cost per	Frequency	Total Per Year	2015 Actuals	2016 Budget
Capital Expenses:							
6611	Dryer Vent Cleaning					\$ 4,869.76	\$ -
6611	Spa Repairs					\$ 6,837.23	\$ -
6611	Pool Repairs					\$ 1,566.41	\$ -
							\$ -
	Total Expenses:					\$ 13,273.40	\$ -
	Net Cash Flow					\$ 92,454.92	\$ 110,750.00
Beginning Cash Balance						\$ 322,531.34	\$ 428,259.66
Ending Cash Balance						\$ 428,259.66	\$ 539,009.66

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