

2018 Operating Budget

VILLAS AT BIG TROUT		Cost per Month	Cost per	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>						\$ (1,411.20)		\$ (3,091.20)
Total Assessments:		\$ -		0.5%		\$ 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							
5100	Misc. Income						\$ 4,725.00	
Total Income:		\$ -				\$ 605,188.80	\$ 607,225.00	\$ 616,948.80

		Contract Dates	Cost per	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	Cost per	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							
7515	Income Taxes					\$ 350.00	\$ 257.00	\$ 300.00
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

		Cost per Month	Cost per	Times per Year	# of homes	2017 Actuals	2018 Budget
INCOME:							
	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

		Contract Dates	Cost per	Frequency	Total Per Year	2017 Actuals	2018 Budget
Capital Expenses:							
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