

VILLAS AT BIG TROUT

2019 Operating Budget

INCOME:	Cost per Month	Times Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
5010 Dues	\$ 250.00	9	224	\$ 618,240.00	\$ 618,800.88	\$ 504,000.00
5010 Dues	\$ 230.00	3	224	\$ -		\$ 154,560.00
<i>Projected % of Delinquent Dues</i>		0.5%		\$ (3,091.20)		\$ (3,292.80)
Total Assessments:				\$ 615,148.80	\$ 618,800.88	\$ 655,267.20
5014 Transfer Fee	\$ -				\$ 100.00	
5020 Late Charges	\$ -			\$ 1,500.00	\$ 442.58	\$ 1,500.00
5021 Late Interest	\$ -			\$ 300.00	\$ 41.24	\$ 300.00
5025 NSF Income	\$ -				\$ -	
5026 Fine Income	\$ -				\$ 150.00	
5032 Lien Income	\$ -				\$ (75.00)	
5050 Interest Income	\$ -				\$ -	
5045 Initiation Fee						
5100 Misc. Income					\$ 280.00	
Total Income:				\$ -	\$ 619,739.70	\$ 657,067.20

EXPENSES:	Contract Date	Frequency	Cost Per Year	2018 Budget	2018 Actuals	2019 Budget
Landscaping						
6615 Snow Removal				\$ 7,000.00	\$ 12,100.72	\$ 7,350.00
6810 Mowing - Commons				\$ 19,801.00	\$ 20,508.80	\$ 20,791.05
6820 Fertilize - Commons				\$ 2,302.00	\$ 2,301.15	\$ 2,417.10
6830 Turf Spray - Commons				\$ 1,300.00	\$ 1,476.97	\$ 1,365.00
6843 Master Tree Program				\$ 2,000.00	\$ 6,260.64	\$ 2,100.00
6844 Insect Control				\$ 1,000.00	\$ 780.48	\$ 1,050.00
6850 Flowers (Planting, Maintenance, & Fall Cleanup)				\$ 1,500.00	\$ 1,534.91	\$ 1,575.00
6860 Sprinkler Turn On & Blow Out				\$ 870.00	\$ 870.42	\$ 913.50
6880 Landscape Labor/Materials irrigation				\$ 5,000.00	\$ 4,046.83	\$ 5,250.00
6890 Misc. Landscape- Planter/Fall clean				\$ 1,300.00	\$ 2,314.73	\$ 1,365.00
6891 Swale Maintenance				\$ 100.00	\$ -	\$ 105.00
Total Landscaping:				\$ 42,173.00	\$ 52,195.65	\$ 44,281.65

Other Expenses	Contract Date	Frequency	Cost Per Year	2018 Budget	2018 Actuals	2019 Budget
6120 Community Events				\$ 150.00	\$ 82.50	\$ 150.00
6135 Board & Annual Meetings				\$ 60.00	\$ 146.55	\$ 60.00
6305 Accounting				\$ 200.00	\$ 200.00	\$ 200.00
6306 Legal				\$ 150.00	\$ 1,408.00	\$ 150.00
6307 Code Enforcement					\$ -	\$ -
6310 Insurance Expense				\$ 45,052.00	\$ 44,775.50	\$ 46,854.08
6320 Staffing (Maintenance)				\$ 1,000.00	\$ 1,121.73	\$ 1,000.00
6330 Bank Charges				\$ 500.00	\$ 799.80	\$ 500.00
6410 Refuse Removal				\$ 58,000.00	\$ 56,730.33	\$ 58,000.00
6415 Electricity & Gas				\$ 26,000.00	\$ 25,315.63	\$ 26,000.00
6420 Water				\$ 31,500.00	\$ 28,167.80	\$ 31,500.00
6425 Sewer				\$ 66,813.68	\$ 66,688.62	\$ 73,495.05
6440 Street & Breeze Ways-Maint.				\$ 1,500.00	\$ 2,044.13	\$ 1,500.00
6445 Cable				\$ 123,379.20	\$ 122,990.20	\$ 128,314.37
6450 Internet Fees				\$ 21,680.00	\$ 18,839.04	\$ 21,680.00
6455 Technical Services				\$ 6,800.00	\$ 5,481.66	\$ 6,800.00
6610 Pool & Hot Tub				\$ 10,000.00	\$ 11,568.14	\$ 10,000.00
6611 Fitness Center				\$ 3,150.00	\$ 3,448.07	\$ 3,150.00
6620 Building Replace Reserve				\$ 128,340.00	\$ 128,340.00	\$ 135,000.00
6625 Supplies				\$ 100.00	\$ -	\$ 100.00
6626 Postage				\$ 1,800.00	\$ 1,890.41	\$ 1,800.00
6630 Repairs & Maintenance- Building				\$ 7,000.00	\$ 9,276.99	\$ 7,000.00
6631 Fence Repair				\$ 250.00	\$ -	\$ 250.00
6635 Special Projects-Damages (water)					\$ -	\$ -
6900 Web Fees				\$ 100.00	\$ 53.31	\$ 100.00
7505 Management Fee				\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7508 Property Taxes						\$ -
7515 Income Taxes				\$ 300.00	\$ 308.00	\$ 350.00
Total Other:				\$ 574,144.88	\$ 569,996.41	\$ 594,273.50
TOTAL EXPENSES				\$ 616,317.88	\$ 622,192.06	\$ 638,555.15
NET CASH FLOW:				\$ 630.92	\$ (2,452.36)	\$ 18,512.05
BEGINNING CASH BALANCE:				\$ 41,226.16	\$ 41,226.16	\$ 38,931.75
ENDING CASH BALANCE:				\$ 41,857.08	\$ 38,773.80	\$ 57,443.80

2019 Capital Expenses Budget

VILLAS AT BIG TROUT		Cost per Month	Cost per	Times per Year	# of homes	2018 Actuals	2019 Budget
INCOME:							
	Operating-Building Replacement Res.	\$ -				\$ 128,340.00	\$ 135,000.00
						\$ -	
5050	Interest					\$ 2,735.87	\$ 10,000.00
	Total Income:	\$ -				\$ 131,075.87	\$ 145,000.00

		Contract Dates	Cost per	Frequency	Total Per Year	2018 Actuals	2019 Budget
Capital Expenses:							
6621	Pool Equipment					\$ 6,681.77	
6621	Carport					\$ 3,808.00	
6621	Property Signage					\$ 4,800.57	
6621	Dryer Vents					\$ 5,004.80	
6621	Painting					\$ 6,638.23	
6621	Breezeway Ceiling					\$ 1,904.00	\$ 65,280.00
6621	Golf Cart					\$ 1,004.68	
	Total Expenses:					\$ 29,842.05	\$ 65,280.00
	Net Cash Flow					\$ 101,233.82	\$ 79,720.00
Beginning Cash Balance						\$ 612,847.16	\$ 713,923.03
Ending Cash Balance						\$ 713,923.03	\$ 793,643.03

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