

VILLAS AT BIG TROUT CONDO ASSOCIATION
2021 Operating Budget

INCOME: Assessments		Cost/Mo	Times/Yr	# Units	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 250.00	12	224	\$ 672,000.00	\$ 671,784.06	\$ 672,000.00
<i>Projected % of Delinquent Dues</i>			0.5%		\$ (3,360.00)		\$ (3,360.00)
Total Assessments:					\$ 668,640.00	\$ 671,784.06	\$ 668,640.00

INCOME: Other							
5014	Transfer Fee	\$ -				\$ 100.00	
5020	Late Charges	\$ -			\$ 1,500.00	\$ 269.44	\$ 875.00
5021	Late Interest	\$ -			\$ 300.00	\$ 96.15	\$ 175.00
5025	NSF Income	\$ -				\$ -	
5026	Fine Income	\$ -				\$ -	
5032	Lien Income	\$ -				\$ 50.00	
5050	Interest Income	\$ -				\$ -	
5100	Misc. Income					\$ 543.54	
Total Income:					\$ 670,440.00	\$ 672,843.19	\$ 669,690.00

These columns provide the percentage & dollar amount spent per line item from each Unit's monthly assessment.

EXPENSES: Landscaping					2020 Budget	2020 Actuals	2021 Budget
6615	Snow Removal				\$ 10,000.00	\$ 12,918.92	\$ 12,000.00
6810	Mowing - Commons				\$ 21,830.60	\$ 22,003.83	\$ 24,013.65
6820	Fertilize - Commons				\$ 2,537.94	\$ 2,538.48	\$ 2,791.73
6830	Turf Spray - Commons				\$ 1,750.53	\$ 1,509.37	\$ 1,925.58
6843	Master Tree Program				\$ 2,350.00	\$ 3,843.08	\$ 2,700.00
6844	Insect Control				\$ 1,250.00	\$ 849.23	\$ 1,250.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)				\$ 1,656.00	\$ 1,831.09	\$ 1,810.00
6860	Sprinkler Turn On & Blow Out				\$ 959.19	\$ 958.06	\$ 1,055.11
6880	Landscape Labor/Materials irrigation				\$ 6,000.00	\$ 4,569.88	\$ 6,000.00
6890	Misc. Landscape- Planter/Fall clean				\$ 1,661.00	\$ 1,543.93	\$ 1,827.10
6891	Swale Maintenance				\$ 105.00	\$ 101.82	\$ 115.50
Total Landscaping:					\$ 50,100.26	\$ 52,667.69	\$ 55,488.68

1.786%	\$ 4.46
3.573%	\$ 8.93
0.415%	\$ 1.04
0.287%	\$ 0.72
0.402%	\$ 1.00
0.186%	\$ 0.47
0.269%	\$ 0.67
0.157%	\$ 0.39
0.893%	\$ 2.23
0.272%	\$ 0.68
0.017%	\$ 0.04
8.257%	\$ 20.64

EXPENSES: Other					2020 Budget	2020 Actuals	2021 Budget
6120	Community Events				\$ 150.00	\$ -	\$ 150.00
6135	Board & Annual Meetings				\$ 60.00	\$ 79.98	\$ 60.00
6305	Accounting				\$ 3,000.00	\$ 3,700.00	\$ 3,700.00
6306	Legal				\$ 400.00	\$ -	\$ 400.00
6307	Code Enforcement				\$ -	\$ -	\$ -
6310	Insurance Expense				\$ 48,737.28	\$ 49,304.00	\$ 51,493.00
6320	Staffing (Maintenance)				\$ 1,000.00	\$ 532.41	\$ 1,000.00
6330	Bank Charges				\$ 500.00	\$ 628.27	\$ 500.00
6410	Refuse Removal				\$ 5,500.00	\$ 5,826.61	\$ 700.00
6415	Electricity & Gas				\$ 26,285.00	\$ 22,437.29	\$ 26,285.00
6420	Water				\$ 32,538.00	\$ 28,721.01	\$ 32,538.00
6425	Sewer				\$ 80,844.58	\$ 77,305.80	\$ 81,171.13
6440	Street & Breeze Ways-Maint.				\$ 1,500.00	\$ 1,678.78	\$ 1,500.00
6445	Cable				\$ 115,092.00	\$ 115,188.86	\$ 119,801.40
6450	Internet Fees				\$ 21,680.00	\$ 19,677.39	\$ 21,680.00
6455	Technical Services				\$ 6,800.00	\$ 5,646.66	\$ 6,800.00
6610	Pool & Hot Tub				\$ 11,200.00	\$ 6,106.44	\$ 11,200.00
6611	Fitness Center				\$ 4,000.00	\$ 1,202.59	\$ 4,000.00
6620	Building Replace Reserve				\$ 200,004.00	\$ 200,004.00	\$ 194,400.00
6625	Supplies				\$ 100.00	\$ 87.00	\$ 100.00
6626	Postage				\$ 1,800.00	\$ 2,313.29	\$ 2,070.00
6630	Repairs & Maintenance- Building				\$ 7,000.00	\$ 11,294.76	\$ 10,000.00
6631	Fence Repair				\$ 250.00	\$ -	\$ 250.00
6635	Special Projects-Damages (water)				\$ -	\$ 2,297.71	\$ -
6900	Web Fees				\$ 100.00	\$ 152.16	\$ 100.00
7505	Management Fee				\$ 40,320.00	\$ 40,320.00	\$ 40,320.00
7508	Property Taxes				\$ -	\$ -	\$ -
7515	Income Taxes				\$ 4,500.00	\$ 3,792.00	\$ 5,000.00
Total Other:					\$ 613,360.86	\$ 598,297.01	\$ 615,218.53

0.022%	\$ 0.06
0.009%	\$ 0.02
0.551%	\$ 1.38
0.060%	\$ 0.15
0.000%	\$ -
7.663%	\$ 19.16
0.149%	\$ 0.37
0.074%	\$ 0.19
0.104%	\$ 0.26
3.911%	\$ 9.78
4.842%	\$ 12.10
12.079%	\$ 30.20
0.223%	\$ 0.56
17.828%	\$ 44.57
3.226%	\$ 8.07
1.012%	\$ 2.53
1.667%	\$ 4.17
0.595%	\$ 1.49
28.929%	\$ 72.32
0.015%	\$ 0.04
0.308%	\$ 0.77
1.488%	\$ 3.72
0.037%	\$ 0.09
0.000%	\$ -
0.015%	\$ 0.04
6.000%	\$ 15.00
0.000%	\$ -
0.744%	\$ 1.86
99.808%	\$ 249.52

2020 Capital Expenses Budget

VILLAS AT BIG TROUT		Cost per Month	Cost per	Times per Year	# of homes	2020 Actuals	2021 Budget
INCOME:							
	Operating-Building Replacement Res.	\$	-			\$ 200,004.00	\$ 194,400.00
5050	Interest					\$ 16,496.64	\$ 17,000.00
	Total Income:	\$	-			\$ 216,500.64	\$ 211,400.00

		Contract Dates	Cost per	Frequency	Total Per Year	2020 Actuals	2021 Budget
Capital Expenses:							
6621	Pool area surfacing					\$ 1,190.28	
6621	Pressure washer					\$ 1,361.53	
6621	Pool caulking, tile, spa jets and drains					\$ 5,072.51	
6621	Asphalt repairs					\$ 149,633.73	
6621	Asphalt seal coating and striping					\$ 29,310.44	
6621	Utility trailer					\$ 608.32	
6621	Dryer vents						\$ 6,000.00
6621	Building pressure washing						\$ 16,000.00
6621	Roofs						\$ 240,000.00
6621	Pool plaster						\$ 30,000.00
6621	Fence painting						\$ 8,500.00
	Total Expenses:					\$ 187,176.81	\$ 300,500.00
	Net Cash Flow					\$ 29,323.83	\$ (89,100.00)
Beginning Cash Balance						\$ 780,015.22	\$ 816,963.37
Ending Cash Balance						\$ 816,963.37	\$ 727,863.37