

VILLAS AT BIG TROUT CONDO ASSOCIATION

2023 Operating Budget

| INCOME: Assessments | | Cost/Mo | Times/Yr. | # Units | 2022 Budget | 2022 Actuals | 2023 |
|---------------------------------------|------|-----------|-----------|---------|---------------|---------------|---------------|
| 5010 | Dues | \$ 308.00 | 12 | 224 | \$ 712,320.00 | \$ 693,549.81 | \$ 827,904.00 |
| <i>Projected % of Delinquent Dues</i> | | | 0.5% | | \$ (3,561.60) | | \$ (4,139.52) |

Total Assessments: \$ 708,758.40 \$ 693,549.81 \$ 823,764.48

INCOME: Other

| | | | | | | | |
|------|-----------------|------|--|--|-----------|-------------|-------------|
| 5014 | Transfer Fee | \$ - | | | | \$ (100.00) | |
| 5020 | Late Charges | \$ - | | | \$ 875.00 | \$ 1,213.77 | \$ 1,200.00 |
| 5021 | Late Interest | \$ - | | | \$ 175.00 | \$ 109.99 | \$ 300.00 |
| 5025 | NSF Income | \$ - | | | | \$ 40.00 | |
| 5026 | Fine Income | \$ - | | | | \$ 300.00 | |
| 5032 | Lien Income | \$ - | | | | \$ 100.00 | |
| 5050 | Interest Income | \$ - | | | | \$ 26.84 | \$ 25.32 |
| 5100 | Misc. Income | | | | | | |

Total Income: \$ 709,808.40 \$ 695,240.41 \$ 825,289.80

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

EXPENSES: Landscaping

| | | | | | 2022 Budget | 2022 Actuals | 2023 |
|------|---|--|--|--|--------------|--------------|--------------|
| 6615 | Snow Removal | | | | \$ 12,000.00 | \$ 15,200.41 | \$ 12,000.00 |
| 6810 | Mowing - Commons | | | | \$ 43,908.48 | \$ 42,835.91 | \$ 47,432.00 |
| 6820 | Fertilize - Commons | | | | \$ 3,682.74 | \$ 4,273.50 | \$ 3,977.34 |
| 6830 | Turf Spray - Commons | | | | \$ 2,280.38 | \$ 1,680.37 | \$ 2,414.86 |
| 6843 | Master Tree Program | | | | \$ 2,486.00 | \$ 6,350.16 | \$ 4,063.80 |
| 6844 | Insect Control | | | | \$ 1,250.00 | \$ 468.98 | \$ 1,250.00 |
| 6850 | Flowers (Planting, Maintenance, & Fall Cleanup) | | | | \$ 1,810.00 | \$ 1,884.66 | \$ 2,060.00 |
| 6860 | Sprinkler Turn On & Blow Out | | | | \$ 1,318.24 | \$ 1,318.24 | \$ 1,423.69 |
| 6880 | Landscape Labor/Materials irrigation | | | | \$ 4,750.00 | \$ 2,749.10 | \$ 4,750.00 |
| 6890 | Misc. Landscape- Planter/Fall clean | | | | \$ 2,588.00 | \$ 1,707.89 | \$ 3,058.57 |
| 6891 | Swale Maintenance | | | | \$ 254.82 | \$ - | \$ 275.22 |

Total Landscaping: \$ 76,328.66 \$ 78,469.22 \$ 82,705.48

1.45% \$ 4.46
5.73% \$ 17.65
0.48% \$ 1.48
0.29% \$ 0.90
0.49% \$ 1.51
0.15% \$ 0.47
0.25% \$ 0.77
0.17% \$ 0.53
0.57% \$ 1.77
0.37% \$ 1.14
0.03% \$ 0.10
9.99% \$ 30.77

EXPENSES: Other

| | | | | | 2022 Budget | 2022 Actuals | 2023 |
|------|----------------------------------|----------|----|-----|---------------|---------------|---------------|
| 6120 | Community Events | | | | \$ 150.00 | \$ 2,112.57 | \$ 3,000.00 |
| 6135 | Board & Annual Meetings | | | | \$ 60.00 | \$ 127.56 | \$ 130.00 |
| 6305 | Accounting | | | | \$ 3,700.00 | \$ 3,750.00 | \$ 3,950.00 |
| 6306 | Legal | | | | \$ 400.00 | \$ - | \$ - |
| 6308 | Lien Filing Fees | | | | | \$ 200.00 | |
| 6307 | Security Services | | | | \$ - | \$ 9,308.48 | \$ 14,400.00 |
| 6310 | Insurance Expense | | | | \$ 54,400.00 | \$ 57,705.00 | \$ 57,200.00 |
| 6320 | Staffing (Maintenance) | | | | \$ 1,000.00 | \$ 495.00 | \$ 1,000.00 |
| 6330 | Bank Charges | | | | \$ 630.00 | \$ 129.47 | \$ - |
| 6410 | Refuse Removal | | | | \$ 720.00 | \$ 724.84 | \$ 732.00 |
| 6415 | Electricity & Gas | | | | \$ 26,285.00 | \$ 25,284.64 | \$ 26,285.00 |
| 6420 | Water | | | | \$ 34,870.00 | \$ 31,283.11 | \$ 35,352.00 |
| 6425 | Sewer | | | | \$ 85,453.86 | \$ 86,169.74 | \$ 89,983.86 |
| 6440 | Street & Breeze Ways-Main. | | | | \$ 1,500.00 | \$ 38.12 | \$ 1,500.00 |
| 6445 | Cable | | | | \$ 119,801.40 | \$ 121,527.42 | \$ 126,375.72 |
| 6450 | Internet Fees | | | | \$ 21,680.00 | \$ 21,402.03 | \$ 21,680.00 |
| 6455 | Technical Services | | | | \$ 6,800.00 | \$ 5,108.95 | \$ 6,800.00 |
| 6610 | Pool & Hot Tub | | | | \$ 11,200.00 | \$ 16,497.42 | \$ 12,170.00 |
| 6611 | Fitness Center | | | | \$ 4,000.00 | \$ 3,277.30 | \$ 4,000.00 |
| 6620 | Building Replace Reserve | | | | \$ 200,004.00 | \$ 200,004.00 | \$ 275,000.00 |
| 6625 | Supplies | | | | \$ 100.00 | \$ - | \$ - |
| 6626 | Postage | | | | \$ 2,210.00 | \$ 2,004.21 | \$ 2,210.00 |
| 6630 | Repairs & Maintenance- Building | | | | \$ 10,000.00 | \$ 11,411.44 | \$ 11,561.00 |
| 6631 | Fence Repair | | | | \$ 250.00 | \$ - | \$ - |
| 6635 | Special Projects-Damages (water) | | | | \$ - | \$ 1,902.08 | \$ - |
| 6900 | Web Fees | | | | \$ 180.00 | \$ 156.82 | \$ 160.00 |
| 7505 | Management Fee | \$ 16.50 | 12 | 224 | \$ 43,008.00 | \$ 42,784.00 | \$ 44,352.00 |
| 7508 | Property Taxes | | | | \$ - | \$ - | \$ - |
| 7515 | Income Taxes | | | | \$ 4,857.00 | \$ 3,553.00 | \$ 4,433.00 |

Total Other: \$ 633,259.26 \$ 646,957.20 \$ 742,274.58

89.66% \$ 276.14

TOTAL EXPENSES: \$ 709,587.92 \$ 725,426.42 \$ 824,980.06

99.65% \$ 306.91

NET CASH FLOW: \$ 220.48 \$ (30,186.01) \$ 309.74

BEGINNING CASH BALANCE: \$ 61,092.87

ENDING CASH BALANCE: \$ 30,906.86

Transfer From Working Capital: \$ 567,808.42

Ending Cash Balance Including Transfer: \$ 598,715.28

Capital Expenses: \$ 525,197.91

Operating Balance Sheet Total: \$ 73,517.37

Big Trout Condo Association 2023 Capital Expenses Budget

| INCOME: | | 2022 Budget | 2022 Actuals | 2023 Budget |
|----------------|-------------------------------------|----------------------|----------------------|----------------------|
| | Operating-Building Replacement Res. | \$ 200,004.00 | \$ 200,004.00 | \$ 275,000.00 |
| 6330 | Bank Fees CD | | \$ (4,091.92) | \$ - |
| 5050 | Interest | \$ 9,780.00 | \$ 8,192.29 | \$ 8,400.00 |
| 5100 | Misc Income | | \$ 50,000.00 | |
| | Total Income: | \$ 209,784.00 | \$ 254,104.37 | \$ 283,400.00 |

| | | 2022 Budget | 2022 Actuals | 2023 Budget |
|--------------------------|------------------------------------|------------------------|------------------------|----------------------|
| Capital Expenses: | | | | |
| 6621 | Fence painting/Includes pool fence | \$ 11,732.50 | \$ - | |
| 6621 | Asphalt crack filling | \$ 2,000.00 | | |
| 6621 | Roofing | \$ 296,548.55 | \$ 353,360.19 | |
| 6621 | Gutters | \$ 35,769.00 | \$ 63,436.40 | |
| 6621 | Building painting | \$ 215,000.00 | \$ 104,510.64 | |
| 6621 | Soffit repairs | | \$ 2,951.19 | |
| 6621 | Pool Umbrellas | | \$ 609.80 | |
| 6621 | Radon Fan | | \$ 329.69 | |
| | | | \$ - | |
| | Pool Sand Filter | | | \$ 3,000.00 |
| 6621 | Pool/Fitness Entry System | | | \$ 3,000.00 |
| 6621 | Fitness Equipment | | | \$ 9,000.00 |
| 6621 | Building pressure washing | | | |
| 6621 | Dryer Vents | | | |
| 6621 | Radon Fan Inspections | | | |
| 6621 | | | | |
| 6621 | Total Expenses: | \$ 561,050.05 | \$ 525,197.91 | \$ 15,000.00 |
| | Net Cash Flow | \$ (351,266.05) | \$ (271,093.54) | \$ 268,400.00 |

| | | | | | | |
|-------------------------------------|-----------|-------------------|-----------|-------------------|-----------|-------------------|
| Beginning Cash Balance | \$ | 548,419.61 | \$ | 548,419.61 | \$ | 234,715.56 |
| Reserves Ending Cash Balance | \$ | 197,153.56 | \$ | 234,715.56 | \$ | 503,115.56 |