

VILLAS AT BIG TROUT CONDO ASSOCIATION
2022 Operating Budget

INCOME: Assessments		Cost/Mo	Times/Yr.	# Units	2021 Budget	2021 Actuals	2022 Budget
5010	Dues	\$ 265.00	12	224	\$ 672,000.00	\$ 689,869.22	\$ 712,320.00
	<i>Projected % of Delinquent Dues</i>		0.5%		\$ (3,360.00)		\$ (3,561.60)
Total Assessments:					\$ 668,640.00	\$ 689,869.22	\$ 708,758.40

INCOME: Other							
5014	Transfer Fee	\$ -				\$ 200.00	
5020	Late Charges	\$ -			\$ 875.00	\$ 346.18	\$ 875.00
5021	Late Interest	\$ -			\$ 175.00	\$ 220.14	\$ 175.00
5025	NSF Income	\$ -				\$ -	
5026	Fine Income	\$ -				\$ -	
5032	Lien Income	\$ -				\$ 50.00	
5050	Interest Income	\$ -				\$ 0.93	
5100	Misc. Income					\$ 2,656.86	
Total Income:					\$ 669,690.00	\$ 693,343.33	\$ 709,808.40

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

EXPENSES: Landscaping					2021 Budget	2021 Actuals	2022 Budget		
6615	Snow Removal				\$ 12,000.00	\$ 11,593.19	\$ 12,000.00	1.68%	\$ 4.46
6810	Mowing - Commons				\$ 24,013.65	\$ 25,321.75	\$ 43,908.48	6.16%	\$ 16.34
6820	Fertilize - Commons				\$ 2,791.73	\$ 2,790.03	\$ 3,682.74	0.52%	\$ 1.37
6830	Turf Spray - Commons				\$ 1,925.58	\$ 3,300.78	\$ 2,280.38	0.32%	\$ 0.85
6843	Master Tree Program				\$ 2,700.00	\$ 5,260.97	\$ 2,486.00	0.35%	\$ 0.92
6844	Insect Control				\$ 1,250.00	\$ 637.95	\$ 1,250.00	0.18%	\$ 0.47
6850	Flowers (Planting, Maintenance, & Fall Cleanup)				\$ 1,810.00	\$ 1,268.43	\$ 1,810.00	0.25%	\$ 0.67
6860	Sprinkler Turn On & Blow Out				\$ 1,055.11	\$ 1,053.07	\$ 1,318.24	0.19%	\$ 0.49
6880	Landscape Labor/Materials irrigation				\$ 6,000.00	\$ 2,940.98	\$ 4,750.00	0.67%	\$ 1.77
6890	Misc. Landscape- Planter/Fall clean				\$ 1,827.10	\$ 1,362.00	\$ 2,588.00	0.36%	\$ 0.96
6891	Swale Maintenance				\$ 115.50	\$ -	\$ 254.82	0.04%	\$ 0.09
Total Landscaping:					\$ 55,488.68	\$ 55,529.15	\$ 76,328.66	10.72%	\$ 28.40

EXPENSES: Other					2021 Budget	2021 Actuals	2021 Budget		
6120	Community Events				\$ 150.00	\$ -	\$ 150.00	0.02%	\$ 0.06
6135	Board & Annual Meetings				\$ 60.00	\$ 91.06	\$ 60.00	0.01%	\$ 0.02
6305	Accounting				\$ 3,700.00	\$ 3,750.00	\$ 3,700.00	0.52%	\$ 1.38
6306	Legal				\$ 400.00	\$ -	\$ 400.00	0.06%	\$ 0.15
6308	Lien Filing Fees					\$ 50.00		0.00%	\$ -
6307	Code Enforcement				\$ -	\$ -	\$ -	0.00%	\$ -
6310	Insurance Expense				\$ 51,493.00	\$ 53,322.00	\$ 54,400.00	7.64%	\$ 20.24
6320	Staffing (Maintenance)				\$ 1,000.00	\$ 42.47	\$ 1,000.00	0.14%	\$ 0.37
6330	Bank Charges				\$ 500.00	\$ 715.68	\$ 630.00	0.09%	\$ 0.23
6410	Refuse Removal				\$ 700.00	\$ 885.50	\$ 720.00	0.10%	\$ 0.27
6415	Electricity & Gas				\$ 26,285.00	\$ 23,154.19	\$ 26,285.00	3.69%	\$ 9.78
6420	Water				\$ 32,538.00	\$ 31,752.99	\$ 34,870.00	4.90%	\$ 12.97
6425	Sewer				\$ 81,171.13	\$ 81,170.54	\$ 85,453.86	12.00%	\$ 31.79
6440	Street & Breeze Ways-Maint.				\$ 1,500.00	\$ 918.84	\$ 1,500.00	0.21%	\$ 0.56
6445	Cable				\$ 119,801.40	\$ 115,599.13	\$ 119,801.40	16.82%	\$ 44.57
6450	Internet Fees				\$ 21,680.00	\$ 20,230.89	\$ 21,680.00	3.04%	\$ 8.07
6455	Technical Services				\$ 6,800.00	\$ 5,293.04	\$ 6,800.00	0.95%	\$ 2.53
6610	Pool & Hot Tub				\$ 11,200.00	\$ 11,316.05	\$ 11,200.00	1.57%	\$ 4.17
6611	Fitness Center				\$ 4,000.00	\$ 3,759.97	\$ 4,000.00	0.56%	\$ 1.49
6620	Building Replace Reserve				\$ 194,400.00	\$ 194,400.00	\$ 200,004.00	28.08%	\$ 74.41
6625	Supplies				\$ 100.00	\$ -	\$ 100.00	0.01%	\$ 0.04
6626	Postage				\$ 2,070.00	\$ 2,341.75	\$ 2,210.00	0.31%	\$ 0.82
6630	Repairs & Maintenance- Building				\$ 10,000.00	\$ 8,690.19	\$ 10,000.00	1.40%	\$ 3.72
6631	Fence Repair				\$ 250.00	\$ -	\$ 250.00	0.04%	\$ 0.09
6635	Special Projects-Damages (water)				\$ -	\$ 833.82	\$ -	0.00%	\$ -
6900	Web Fees				\$ 100.00	\$ 175.27	\$ 180.00	0.03%	\$ 0.07
7505	Management Fee	\$ 16.00	12	224	\$ 40,320.00	\$ 40,320.00	\$ 43,008.00	6.04%	\$ 16.00
7508	Property Taxes				\$ -	\$ -	\$ -	0.00%	\$ -
7515	Income Taxes				\$ 5,000.00	\$ 9,688.00	\$ 4,857.00	0.68%	\$ 1.81
Total Other:					\$ 615,218.53	\$ 608,501.38	\$ 633,259.26	88.90%	\$ 235.59

TOTAL EXPENSES:	\$ 670,707.21	\$ 664,030.53	\$ 709,587.92
NET CASH FLOW:	\$ (1,017.21)	\$ 29,312.80	\$ 220.48
BEGINNING CASH BALANCE:	\$ 74,383.91	\$ 74,383.91	\$ 61,092.87
ENDING CASH BALANCE:	\$ 73,366.70	\$ 103,696.71	\$ 61,313.35
Transfer From Working Capital:		\$ 467,118.20	
Ending Cash Balance Including Transfer:		\$ 570,814.91	
Capital Expenses:		\$ 509,722.04	
Operating Balance Sheet Total:		\$ 61,092.87	

Big Trout Condo Association 2022 Capital Expenses Budget

INCOME:		2021 Budget	2021 Actuals	2022 Budget
	Operating-Building Replacement Res.	\$ 194,400.00	\$ 194,400.00	\$ 200,004.00
				\$ -
5050	Interest	\$ 17,000.00	\$ 16,088.59	\$ 9,780.00
	Total Income:	\$ 211,400.00	\$ 210,488.59	\$ 209,784.00

		2021 Budget	2021 Actuals	2022 Budget
Capital Expenses:				
6621	Fence painting/Includes pool fence			\$ 11,732.50
6621	Asphalt crack filling			\$ 2,000.00
6621	Roofing			\$ 296,548.55
6621	Gutters			\$ 35,769.00
6621	Building painting			\$ 215,000.00
6621				
6621	Spa heater		\$ 4,982.12	
6621	Building painting		\$ 82,110.60	
6621	Gutters		\$ 61,270.39	
6621	Reserve Study update	\$ 1,500.00	\$ 1,100.00	
6621	Dryer vents	\$ 6,000.00	\$ 5,122.65	
6621	Building pressure washing	\$ 16,000.00	\$ 11,586.96	
6621	Roofs	\$ 240,000.00	\$ 343,549.32	
6621	Pool plaster	\$ 30,000.00		
6621	Fence painting/Includes pool fence	\$ 8,500.00		
	Total Expenses:	\$ 302,000.00	\$ 509,722.04	\$ 561,050.05
	Net Cash Flow	\$ (90,600.00)	\$ (299,233.45)	\$ (351,266.05)
	Beginning Cash Balance	\$ 805,049.22	\$ 805,049.22	\$ 548,419.61
	Reserves Ending Cash Balance	\$ 714,449.22	\$ 548,419.61	\$ 197,153.56