

Blue Lake Owner's Association
Proposed 2016 Budget

	2015 Projected actual	2015 budget	2016 budget
Income			
40101 · Late fees	1236	2,280.00	1,236.00
40100 · Homeowners Assessments	266,490	266,490.00	273,966.00
40101- Discounts given	(3085)	(3,036.00)	(3,100.00)
40110 · Trash Service Income	55,992	54,600.00	59,540.64
40225 · Blue Lake Office Complex-Rental	14,851	10,585.00	15,000.00
40250 · Preschool Rent	37,610	37,525.64	37,200.00
40280 · Storage Lot Rent	19,375	19,375.00	19,375.00
40350 · Owners Finance Charges	429.74	792.00	429.74
40400 · Covenant Violation Fines	325	552.00	400.00
40998 · Interest Income	32.76	-	32.76
40999 · Miscellaneous Income	0	560.00	-
Total Income	393,059	389,723.64	404,080.14
Expense			
50000 Payroll	145,363	144,283.78	155,921.47
52100 · Advertising & Promotion	750	300.00	300.00
52300 · Auto Expense	6957	4,620.00	3,000.00
52700 · Bank Service Charge	786	660.00	660.00
53800 · Depreciation Expense	19,000	25,000.00	20,000.00
54000 · Equipment Rental	500	500.00	500.00
54500 · Irrigation Expense	6541	7,942.50	8,285.13
55000 · Insurance Expense			
55006.5 · Health Insurance Sec. 105 HRA	6043	20,810.50	7,251.27
55001 · Insurance- Water Liability Prog	2787	2,750.00	2,787.00
55002 · Worker's Comp. Insurance	6593	7,740.00	6,600.00
55007 · Fidelity Crime	653	-	675.00
55004 · Liability, D & O Insurance	8996	6,045.00	9,000.00
Total 55000 · Insurance Expense	25072	37,345.50	26,313.27
55600 · Professional Fees			
55601 · Accounting & Audit Fees	5630	5,860.00	5,330.00
55602 · Legal Fees	5554	500.00	1,000.00
Total 55600 · Professional Fees	11184	6,360.00	6,330.00
55700 · Licenses & Fees		1,038.50	1,000.00
56000 · Office Expense			
56001 · Office Supplies	1455	1,500.00	1,500.00
56002 · Postage/Shipping	1141	480.00	1,200.00
56003 · Office Machines-Repair/Maint.	747	540.00	750.00
56006 · Internet expense	1594	1,332.00	1,600.00
Total 56000 · Office Expense		3,852.00	5,050.00
57200 · Repair & Maintenance-Buildings			
57201 · Out Buildings-Maint/Repairs	500	960.00	500.00
57202 · Preschool-Maint/Repairs	560	3,000.00	2,500.00
57203 · Office Bldg-Maint/Repairs	800	3,000.00	800.00
57208 · Electrical Expense	250	600.00	600.00
57209 · Painting	400	600.00	600.00
Total 57200 · Repair & Maintenance-Buildings	2510	8,160.00	5,000.00
57300 · Repair & Maintenance-Equipment			
57301 · Equipment-Maint/Repairs	2706	2,400.00	2,400.00
57302 · Fuel/Oil/Grease-Equipment	1182	4,980.00	4,000.00
57304 · Tools-Equipment/Parts	2047	2,100.00	2,000.00
Total 57300 · Repair & Maintenance-Equipment		9,480.00	8,400.00
57400 · Grounds Maintenance			
57401 · Fertilizer		3,875.00	-
57402 · Weed Spray	9100	11,625.00	9,500.00
57403 · Tree Maintenance	9000	9,000.00	9,000.00
57404 · Portable Toilet Rentals	1080	900.00	1,080.00
57405 · Landscaping	45,062	46,000.00	45,800.00
57406 · Lake	2582	2,700.00	2,000.00
57407 · Parks & Playgrounds	3166	1,500.00	2,000.00
Total 57400 · Grounds Maintenance	6,3869	75,600.00	69,380.00
58000 · Security	655	360.00	700.00
58103 Taxes- income	4313	5,300.00	4,500.00
59000 · Telephone	1688	1,500.00	2,000.00
59500 · Utilities			
59501 · Electricity	6942	7,629.94	7,630.00
59502 · Natural Gas(heating)	3495	3,815.63	4,000.00

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59503 · Trash - Blue Lake HOA	2835	3,800.00	5,000.00
59504 · Water & Sewer	1938	2,100.00	2,000.00
Total 59500 · Utilities	15,012	17,345.57	18,630.00
59505 · Trash - Homeowners	55440	54,600.00	59,540.64
Total Expense	371,385	404,185.77	388,180.51
Net Ordinary Income	21,674	(14,462.13)	15,899.63

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Other Income/Expense			
Capital Reserves			
80000- Capital Reserve Interest	2200	2,620	2,300
80000 · Capital Reserve Income	107,310	107,310	107,310
Total Capital Reserve Income	109,510	109,930	109,610
Capital Reserve Expenditures			
81000 · Capital Reserve Expense			
81300 - Vehicle replacement GEM	3400	-	-
81330 Window replacement -both bldgs	19,948	20,000	7,529
81700 · Sidewalks 2014 & 2015 crack fill	3415	-	-
Preschool shed roof			9,000
Office/preschool staining			12,000
Pavement replacement -near lake			15,000
Pond/ditch/new path	18,064		
Tree removal; replacement	6000	12,000	8,000
Entrance sign refurbished	1754		
Gate repairs; space motor	6418		
Drinking fountain repurpose			1,500
Ditch repair at Easy Street			3,300
Grills/volleyball posts			1,400
Seal Coat & crack fill 2016			32,000
Total 81000 · Capital Reserve Expense	58,999	32,000	89,729
Total Other Expense	58,999	32,000	89,729
Net Change in Capital Reserves	64,004	77,930	19,881
Use of Reserves			
Net Income	85,678	63,468	35,781

	2015	2016	% increase
Monthly operating dues	\$63.45	\$65.23	2.81%
Monthly reserve	\$25.55	\$25.55	0
Trash	\$14.00	\$15.22	8.72%
total per month	\$103.00	\$106.00	