

Blue Lake Owner's Association
Proposed 2017 Budget

		2016forecast	2016 budget	2017 budget Projected
Ordinary Income/Expense				
Income				
40101 · Late fees		1,236.00	1,236.00	1,080.00
40100 · Homeowners Assessments		273,966.00	273,966.00	273,966.00
40101- Discounts given		(3,085.00)	(3,100.08)	(3,250.00)
40110 · Trash Service Income		59,540.64	59,540.64	62,552.88
40225 · Blue Lake Office Complex-Rental		14,851.00	15,000.00	15,068.00
40250 · Preschool Rent		37,610.00	37,200.00	37,200.00
40280 · Storage Lot Rent		19,375.00	19,375.00	19,580.00
40350 · Owners Finance Charges		430.00	429.74	300.00
40400 · Covenant Violation Fines		790.00	400.00	400.00
40998 · Interest Income		21.84	32.76	-
40999 · Miscellaneous Income				-
Total Income		404,735.48	404,080.06	406,896.88
Expense				
50000 · Payroll		140,547.10	153,921.47	155,535.00
52100 · Advertising & Promotion		130.00	300.00	300.00
52300 · Auto Expense		1,700.00	3,000.00	3,000.00
52700 · Bank Service Charge		900.00	660.00	900.00
53800 · Depreciation Expense		20,000.00	20,000.00	20,000.00
54000 · Equipment Rental		300.00	500.00	500.00
54500 · Irrigation Expense				
54501 · Irrigation Ditch Agreement		6,041.65	6,285.13	6,163.00
54502 · Irrigation System Supplies		3,000.00	2,000.00	3,000.00
Total 54500 · Irrigation Expense		9,041.65	8,285.13	9,163.00
55000 · Insurance Expense				
55006.5 · Health Insurance Sec. 105 HRA		7,081.68	7,251.36	8,500.00
55001 · Insurance- Water Liability Prog		2,787.00	2,787.00	2,800.00
55002 · Worker's Comp. Insurance		5,716.00	6,600.00	6,600.00
55007 · Fidelity Crime		649.00	675.00	675.00
55004 · Liability, D & O Insurance		14,000.00	9,000.00	14,000.00
Total 55000 · Insurance Expense		30,233.68	26,313.36	32,575.00
55600 · Professional Fees				
55601 · Accounting & Audit Fees		5,305.00	5,330.00	5,600.00
55602 · Legal Fees		530.00	1,000.00	530.00
Total 55600 · Professional Fees		5,835.00	6,330.00	6,130.00
55700 · Licenses & Fees				
55701 · Lien Fees		22.00	22.00	-
55702 · Licenses		300.00	1,000.00	500.00
Total 55700 · Licenses & Fees		322.00	1,022.00	500.00
56000 · Office Expense				
56001 · Office Supplies		1,200.00	1,500.00	1,300.00
56002 · Postage/Shipping		1,190.00	1,200.00	1,200.00
56003 · Office Machines-Repair/Maint.		1,180.00	750.00	800.00
56006 · Internet expense		1,456.00	1,600.00	1,600.00
Total 56000 · Office Expense		5,026.00	5,050.00	4,900.00
57200 · Repair & Maintenance-Buildings				
57201 · Out Buildings-Maint/Repairs		1,200.00	500.00	850.00
57202 · Preschool-Maint/Repairs		4,200.00	2,500.00	4,200.00
57203 · Office Bldg-Maint/Repairs		3,600.00	800.00	3,600.00
57208 · Electrical Expense		400.00	600.00	400.00
57209 · Painting		100.00	600.00	600.00
Total 57200 · Repair & Maintenance-Buildings		9,500.00	5,000.00	9,650.00
57300 · Repair & Maintenance-Equipment				
57301 · Equipment-Maint/Repairs		1,200.00	2,400.00	2,400.00
57302 · Fuel/Oil/Grease-Equipment		3,000.00	4,000.00	3,000.00
57304 · Tools-Equipment/Parts		3,495.00	2,000.00	2,000.00
Total 57300 · Repair & Maintenance-Equipment		7,695.00	8,400.00	7,400.00
57400 · Grounds Maintenance				
57401 · Fertilizer		-		-
57402 · Weed Spray		9,500.00	9,500.00	9,690.00
57403 · Tree Maintenance		8,000.00	9,000.00	9,000.00
57404 · Portable Toilet Rentals		1,100.00	1,080.00	1,100.00
57405 · Landscaping		49,000.00	45,800.00	49,100.00
57406 · Lake		3,800.00	2,000.00	3,800.00
57407 · Parks & Playgrounds		3,600.00	2,000.00	2,000.00
Total 57400 · Grounds Maintenance		73,423.17	69,380.00	74,690.00
58000 · Security		490.00	700.00	5,500.00
58103 Taxes- income		2,000.00	4,500.00	3,000.00
59000 · Telephone		1,900.00	2,000.00	2,000.00
59500 · Utilities				
59501 · Electricity		7,630.00	7,630.00	7,780.00
59502 · Natural Gas(heating)		4,000.00	4,000.00	4,080.00
59503 · Trash - Blue Lake HOA		3,800.00	5,000.00	4,000.00
59504 · Water & Sewer		1,980.00	2,000.00	2,040.00
Total 59500 · Utilities		17,410.00	20,630.00	17,900.00
59505 · Trash - Homeowners		59,540.64	59,540.64	62,552.88
Total Expense		405,009.67	391,311.12	407,565.88
Net Ordinary Income		(274.19)	12,768.94	(669.00)

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Other Income/Expense				
Capital Reserves				
	80000- Capital Reserve Interest	2,200	2,300	2,300
	80000 - Capital Misc Reimbursement			
	80000 - Capital Reserve Income	107,310	107,310	104,118
	Total Capital Reserve Income	109,510	109,610	106,418
Capital Reserve Expenditures				
	81000 - Capital Reserve Expense			
	Window replacement -both bldgs	7,925	7,529	-
	Preschool shed roof	11,000	9,000	-
	Office/preschool staining	11,650	12,000	-
	Pavement replacement -near lake	15,019	15,000	-
	Pond/ditch/new path		-	
	Tree removal; replacement	6,000	8,000	8,000
	Entrance sign refurbished			
	Gate repairs; space motor			
	Drinking fountain / meter alterations		1,500	2,000
	Ditch repair at Easy Street		3,300	-
	RFTA stop improvements			5,000
	Lake Security improvements			5,000
	Irrigation near creek			10,000
	Grills/volleyball posts		1,400	-
	Seal Coat & crack fill 2016	25,115	32,000	-
	Total 81000 - Capital Reserve Expense	76,709	89,729	30,000
	Total Other Expense	76,709	89,729	30,000
	Net Change in Capital Reserves	64,004	19,881	76,418
Use of Reserves				
Net Income		63,730	32,650	75,749