

Blue Lake Owner's Association
Approved Budget
For the Fiscal Year 2012

	2012 Budget	Projected 2011	2010	2009	2008
Ordinary Income/Expense					
Income					
40100 · Homeowners Assessments	275,982.00	271,782.00	260,736.00	253,386.00	250,828.74
40101 · Discounts Given	(4,200.00)	-	-	-	-
40101 · Late fees	3,000.00	3,455.65	3,270.00	2,280.00	-
40110 · Trash Service Income	62,500.00	62,517.60	67,666.72	73,538.74	71,976.30
40225 · Blue Lake Office Complex-Rental	17,259.05	16,686.00	16,453.50	15,880.00	14,850.00
40250 · Preschool Rent	35,072.00	31,550.00	29,300.00	34,958.75	34,800.00
40280 · Storage Lot Rent	19,400.00	19,380.00	19,453.29	19,045.13	19,127.08
40350 · Owners Finance Charges	1,250.00	1,243.65	1,366.04	1,496.86	1,223.33
40400 · Covenant Violation Fines	175.00	175.00	150.00	200.00	850.00
40500 · Lien Fee Income	500.00	769.50	94.00	87.40	26.40
40998 · Interest Income	-	-	-	502.47	486.23
41000 · Miscellaneous Income	-	-	472.00	626.00	2,199.83
Total Income	410,938.05	407,559.40	398,961.55	402,001.35	396,367.91
Expense					
50000 · Payroll					
51100 · Payroll- Office Labor	31,950.00	35,542.85	36,376.06	37,876.32	29,108.78
51200 · Operations Manager	62,250.00	61,041.15	60,810.03	62,628.21	52,465.02
51300 · Payroll- Maint. Labor	60,000.00	59,347.69	65,198.75	55,167.50	32,764.75
51900 · Taxes on Payroll	12,798.60	13,814.35	13,184.94	12,840.54	9,749.01
Total 50000 · Payroll	166,998.60	169,746.04	175,569.78	168,512.57	124,087.56
52100 · Advertising & Promotion	100.00	50.00	67.80	70.80	218.94
52300 · Auto Expense	1,320.00	1,291.84	1,349.84	3,398.12	2,587.71
52700 · Bank Service Charge	600.00	535.91	313.47	184.79	75.00
52750 · Bad Debt Expense	-	-	-	1,405.22	659.05
52755 · Contract Labor	-	-	150.00	-	-
Total 52755 · Contract Labor	-	-	150.00	-	-
53800 · Depreciation Expense	19,000.00	19,000.00	19,233.72	18,814.00	19,192.31
54000 · Equipment Rental	500.00	502.27	443.69	455.46	83.12
54500 · Irrigation Expense					
54501 · Irrigation Ditch Agreement	5,000.00	4,303.55	4,951.90	5,659.27	3,946.95
54502 · Irrigation System Supplies	1,600.00	1,807.65	2,814.91	988.90	908.62
Total 54500 · Irrigation Expense	6,600.00	6,111.20	7,766.81	6,648.17	4,855.57
55000 · Insurance Expense					
55006 · Health Insurance	7,739.00	7,104.50	5,883.39	5,360.05	4,738.00
55001 · Insurance- Water Liability Prog	3,500.00	3,471.00	3,313.00	2,671.50	2,610.50
55002 · Worker's Comp. Insurance	5,600.00	5,600.00	2,786.00	1,217.00	4,874.00
55004 · Liability, D & O Insurance	14,912.00	18,834.00	18,797.00	16,764.00	16,453.00
Total 55000 · Insurance Expense	31,751.00	35,009.50	30,779.39	26,012.55	28,675.50
55300 · Interest Expense	1,345.13	2,186.63	5,405.64	5,916.69	6,455.12
55600 · Professional Fees					
55601 · Accounting & Audit Fees	1,800.00	6,867.50	5,490.00	4,470.00	11,230.00
55602 · Legal Fees	500.00	853.65	1,820.00	2,386.00	2,434.50
55603 · Consulting Fees	-	-	-	-	-
Total 55600 · Professional Fees	2,300.00	7,721.15	7,310.00	6,856.00	13,664.50
55700 · Licenses & Fees					
55701 · Lien Fees	75.00	77.00	94.00	87.40	26.40
55702 · Licenses	10.00	10.00	10.00	10.00	610.00
Total 55700 · Licenses & Fees	85.00	87.00	104.00	97.40	636.40

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56000 · Office Expense					
56010 · Copier lease	2,269.56	2,261.34	2,259.86	2,540.57	3,817.78
56001 · Office Supplies	1,700.00	1,675.84	1,994.93	1,663.93	1,192.69
56002 · Postage/Shipping	2,800.00	2,796.34	2,831.65	3,019.58	3,685.98
56003 · Office Machines-Repair/Maint.	550.00	513.59	456.02	550.96	1,161.14
56006 · Internet expense	716.00	808.36	717.00	1,485.84	420.00
Total 56000 · Office Expense	8,035.56	8,055.47	8,259.46	9,260.88	10,277.59
57200 · Repair & Maintenance-Buildings					
57201 · Out Buildings-Maint/Repairs	550.00	519.63	1,208.96	173.41	478.91
57202 · Community Ctr-Maint/Repairs	450.00	190.45	60.10	884.98	373.88
57203 · Office Bldg-Maint/Repairs	350.00	334.50	404.45	2,036.18	858.09
57207 · Plumbing	-	-	-	-	32.10
57208 · Electrical Expense	250.00	166.59	900.15	168.21	1,401.32
57209 · Painting	650.00	610.72	641.49	1,153.79	316.98
Total 57200 · Repair & Maintenance-Buildings	2,250.00	1,821.89	3,215.15	4,416.57	3,461.28
57300 · Repair & Maintenance-Equipment					
57301 · Equipment-Maint/Repairs	2,000.00	2,185.82	1,169.39	4,737.10	2,096.01
57302 · Fuel/Oil/Grease-Equipment	5,000.00	4,628.16	5,906.63	3,576.29	5,601.56
57304 · Tools-Equipment/Parts	2,100.00	2,269.08	1,949.58	1,240.65	3,845.01
Total 57300 · Repair & Maintenance-Equipment	9,100.00	9,083.06	9,025.60	9,554.04	11,542.58
57400 · Grounds Maintenance					
57402 · Weed Spray	7,100.00	9,588.50	10,769.98	10,813.58	14,390.85
57403 · Portable Toilet Rentals	1,000.00	960.51	1,638.91	2,299.10	2,161.30
57404 · Landscaping	65,000.00	52,495.66	55,358.00	49,415.74	44,187.53
57405 · Lake	2,000.00	5,354.06	1,406.91	192.17	2,568.18
57406 · Bike Path	-	0.00	-	602.94	161.00
57407 · Parks & Playgrounds	1,000.00	1,058.00	2,774.33	1,134.00	723.00
Total 57400 · Grounds Maintenance	76,100.00	69,456.73	71,948.13	64,457.53	64,191.86
58000 · Security	350.00	199.25	351.43	747.40	138.62
59000 · Telephone	2,500.00	2,369.35	2,409.49	2,823.81	3,204.42
59500 · Utilities					
59501 · Electricity	8,050.00	6,443.94	5,028.73	4,877.26	4,988.96
59502 · Natural Gas(heating)	3,300.00	3,104.42	3,204.12	3,340.68	3,468.96
59503 · Trash - Blue Lake HOA	3,800.00	3,619.87	4,393.10	5,463.10	4,467.39
59504 · Water & Sewer	1,800.00	1,786.83	1,756.83	1,714.99	1,621.33
Total 59500 · Utilities	16,950.00	14,955.06	14,382.78	15,396.03	14,546.64
59505 · Trash - Homeowners	62,500.00	61,768.00	66,784.45	73,901.06	71,768.76
Total Expense	408,385.29	409,950.35	424,870.63	418,929.09	380,322.53
Net Ordinary Income	2,552.76	(2,390.95)	(25,909.08)	(16,927.74)	16,045.38

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Other Income/Expense					
Capital Contributions					
80000 - Capital Reserve					
80001 - Capital Reserve Income	89,418.00	89,418.00	85,134.00	81,060.00	77,269.52
80001 - Grant Income	-	-	-	48,172.99	-
80005 - Capital Reserve Interest	3,500.00	2,147.25	3,749.09	3,243.75	-
Total 80000 - Capital Reserve	92,918.00	91,565.25	88,883.09	132,476.74	77,269.52
Total Capital Contributions	92,918.00	91,565.25	88,883.09	132,476.74	77,269.52
Capital Expenditures					
81000 - Capital Reserve Expense					
81350 - Lighting Project	-	-	-	9,439.43	-
81400 - Community Center Staining	-	-	-	-	10,212.00
81505 - Fencing Project	14,500.00	-	-	9,301.18	-
81760 - Irrigation	30,000.00	41,200.00	16,618.80	-	-
81750 - Dredging	-	15,356.03	-	-	-
81700 - Seal Coating	-	-	23,942.00	-	-
81700 - Foot Bridge	-	-	3,873.75	-	-
81700 - Sidewalks	-	-	-	86,256.62	9,469.00
Total 81000 - Capital Reserve Expense	44,500.00	56,556.03	44,434.55	104,997.23	19,681.00
Total Capital Expenditures	44,500.00	56,556.03	44,434.55	104,997.23	19,681.00
Net Contribution to Reserves	48,418.00	35,009.22	44,448.54	27,479.51	57,588.52