

**Blue Lake Owner's Association
2018 Budget**

	2017 forecast	2017 budget	2018 budget	% increase
Ordinary Income/Expense				
Income				
40101 · Late fees	1,080.00	1,080.00	1,080.00	
40100 · Homeowners Assessments	273,966.00	273,966.00	307,779.00	112%
40101 · Discounts given	(3,250.00)	(3,250.00)	(3,480.00)	
40110 · Trash Service Income	62,552.88	62,552.88	63,961.20	102%
40225 · Blue Lake Office Complex-Rental	14,918.00	15,068.00	15,068.00	101%
40250 · Preschool Rent	37,200.00	37,200.00	37,200.00	100%
40280 · Storage Lot Rent	19,580.00	19,580.00	19,580.00	100%
40350 · Owners Finance Charges	350.00	300.00	300.00	86%
40400 · Covenant Violation Fines	1,000.00	400.00	400.00	40%
40998 · Interest Income	0.59	-	-	0%
40999 · Miscellaneous Income	-	-	-	0%
Total Income	407,397.47	406,896.88	441,888.20	108%
Expense				
Total 50000 · Payroll	159,660.78	153,921.47	174,474.60	1.05
52100 · Advertising & Promotion	650.00	300.00	300.00	46%
52300 · Auto Expense	2,200.00	3,000.00	3,000.00	136%
52700 · Bank Service Charge	588.00	660.00	620.00	105%
53800 · Depreciation Expense	16,908.00	16,908.00	16,908.00	0%
54000 · Equipment Rental	400.00	500.00	500.00	125%
54500 · Irrigation Expense				
54501 · Irrigation Ditch Agreement	6,041.65	6,285.13	6,163.00	102%
54502 · Irrigation System Supplies	3,000.00	2,000.00	3,000.00	100%
Total 54500 · Irrigation Expense	9,041.65	8,285.13	9,163.00	101%
55000 · Insurance Expense				
55006.5 · Health Insurance Sec. 105 HRA	5,422.56	7,251.36	5,800.00	107%
55001 · Insurance- Water Liability Prog	4,020.46	2,787.00	2,800.00	70%
55002 · Worker's Comp. Insurance	5,600.00	6,600.00	5,800.00	104%
55007 · Fidelity Crime	649.00	675.00	675.00	104%
55004 · Liability, D & O Insurance	12,807.00	9,000.00	14,019.00	109%
Total 55000 · Insurance Expense	28,499.02	26,313.36	29,094.00	102%
55300 · Interest Expense	-	-	-	0%
55600 · Professional Fees				
55601 · Accounting & Audit Fees	6,645.00	5,330.00	5,610.00	84%
55602 · Legal Fees	5,235.50	1,000.00	4,000.00	76%
Total 55600 · Professional Fees	11,880.50	6,330.00	9,610.00	81%
55700 · Licenses & Fees				
55701 · Lien Fees	24.00	22.00	-	0%
55702 · Licenses	230.00	1,000.00	500.00	0%
Total 55700 · Licenses & Fees	254.00	1,022.00	500.00	197%
56000 · Office Expense				
56001 · Office Supplies	700.00	1,500.00	800.00	114%
56002 · Postage/Shipping	500.00	1,200.00	500.00	100%
56003 · Office Machines-Repair/Maint.	613.00	750.00	1,000.00	163%
56006 · Internet expense	1,082.00	1,600.00	1,100.00	102%
Total 56000 · Office Expense	2,895.00	5,050.00	3,400.00	117%
57200 · Repair & Maintenance-Buildings				
57201 · Out Buildings-Maint/Repairs	2,900.00	500.00	1,000.00	34%
57202 · Preschool-Maint/Repairs	4,200.00	2,500.00	2,500.00	60%
57203 · Office Bldg-Maint/Repairs	2,900.00	800.00	1,000.00	34%
57208 · Electrical Expense	2,200.00	600.00	600.00	27%
57209 · Painting	1,300.00	600.00	600.00	46%
Total 57200 · Repair & Maintenance-Buildings	13,500.00	5,000.00	5,700.00	42%
57300 · Repair & Maintenance-Equipment				
57301 · Equipment-Maint/Repairs	3,600.00	2,400.00	2,400.00	67%
57302 · Fuel/Oil/Grease-Equipment	2,321.00	4,000.00	3,000.00	129%
57304 · Tools-Equipment/Parts	1,500.00	2,000.00	2,000.00	133%
Total 57300 · Repair & Maintenance-Equipment	7,421.00	8,400.00	7,400.00	100%
57400 · Grounds Maintenance				
57401 · Fertilizer	-	-	-	0%
57402 · Weed Spray	9,500.00	9,500.00	9,690.00	102%
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	100%
57405 · Landscaping	50,315.00	45,800.00	51,652.50	103%
57406 · Lake	3,800.00	2,000.00	3,800.00	100%
57407 · Parks & Playgrounds	1,285.29	2,000.00	2,000.00	0%

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Total 57400 · Grounds Maintenance	73,423.17	69,380.00	77,242.50	105%
58000 · Security	520.00	5,380.00	17,040.00	3277%
58103 Taxes- income	5,216.00	4,500.00	5,219.00	100%
59000 · Telephone	1,900.00	2,000.00	2,000.00	105%
59500 · Utilities				
59501 · Electricity	7,690.99	7,630.00	6,965.00	91%
59502 · Natural Gas(heating)	2,678.57	4,000.00	3,000.00	112%
59503 · Trash - Blue Lake HOA	2,900.00	4,000.00	4,000.00	138%
59504 · Water & Sewer	2,101.94	2,000.00	2,040.00	97%
Total 59500 · Utilities	15,371.50	20,630.00	16,005.00	104%
59505 · Trash - Homeowners	62,057.16	62,552.88	63,961.20	103%
Total Expense	405,009.67	396,894.14	442,137.30	1.09
Net Ordinary Income	2,387.80	10,002.74	(249.10)	-0.10

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Other Income/Expense				(0.06)
Capital Reserves				
80000 - Capital Reserve Interest	4,757	2,300	4,757	100%
80000 - Capital Misc Reimbursement				
80000 · Capital Reserve Income	104,874	104,874	68,754	66%
Total Capital Reserve Income	109,631	107,174	73,511	67%
Capital Reserve Expenditures				
81000 · Capital Reserve Expense				
Compressor at lake			800	
Bike racks at lake			1,000	
Foot bridge abutments at pond			6,000	
Tot-lot equipment improvements			10,000	
Solar panels of Office Bldg.			6,200	
Tree work	8,000	8,000	15,000	
Gate repairs; replace motor				
Drinking fountain / meter alterations	-	2,000	2,000	
RFTA stop improvements	-	5,000	5,000	
Lake Security improvements	6,840	5,000	5,000	
Irrigation near creek	13,154	10,000		
Crack fill bike paths/parking lots			5,000	
			-	
Total 81000 · Capital Reserve Expense	27,994	30,000	56,000	200%
Total Other Expense	27,994	30,000	56,000	200%
Net Change in Capital Reserves	64,004	77,174	17,511	27%
Use of Reserves				
Net Income	66,392	87,177	17,262	26.0%

	# of homes	2017	2018	
Operating	350	65.23	73.28	13%
Reserves	350	24.97	16.37	-41%
Trash	326	15.80	16.35	4%
	<i>total per month</i>	106.00	106.00	0%