

Blue Lake Owner's Association

Proposed 2010 Budget

	2008 actual	09 per mo	09 forecast	09 Budget	variance fcst-bud	2010 budget Projected	% increase 09fsc/10 bud	% increase 09 bud/10 bud
Ordinary Income/Expense								
Income								
40101 · Late fees	-	107.14	1,285.71	-	1,285.71	1,000.00	78%	
40100 · Homeowners Assessments	250,828.74	21,089.64	253,075.73	255,591.00	(2,515.27)	260,694.00	103%	102.0%
40110 · Trash Service Income	71,976.30	6,162.50	73,949.98	69,158.00	4,791.98	74,052.00	100%	107.1%
40225 · Blue Lake Office Complex-Rental	14,850.00	1,295.00	15,540.00	16,686.00	(1,146.00)	16,686.00	107%	100.0%
40250 · Preschool Rent	34,800.00	2,900.00	34,958.55	35,844.00	(885.45)	35,181.00	101%	98.2%
40280 · Storage Lot Rent	19,127.08	2,041.33	24,495.93	21,877.00	2,618.93	19,410.00	79%	88.7%
40350 · Owners Finance Charges	1,223.33	130.16	1,561.92	1,103.00	458.92	1,561.92	100%	141.6%
40400 · Covenant Violation Fines	850.00	14.29	171.43	-	171.43	-	0%	
40500 · Lien Fee Income	26.40	10.06	120.69	-	120.69	-	0%	
40998 · Interest Income	486.23	89.84	1,078.12	150.00	928.12	500.00	46%	333.3%
40999 · Miscellaneous Income	2,199.83	-	-	-	-	-	0%	
Total Income	396,367.91	33,839.96	406,238.05	400,409.00	5,829.05	409,084.92	101%	102.17%
Expense								
52750 · Bad Debt Expense	659.05	-	-	-	-	-	0%	0.00%
Total 50000 · Payroll	124,087.56	12,158.00	161,653.48	168,818.00	(7,164.52)	165,622.52	4.09	4.43
52100 · Advertising & Promotion	218.94	10.11	121.37	400.00	(278.63)	250.00	206%	62.50%
52300 · Auto Expense	2,587.71	286.99	4,643.85	4,050.00	593.85	2,500.00	54%	61.73%
52700 · Bank Service Charge	75.00	5.45	65.37	-	65.37	-	0%	0.00%
53800 · Depreciation Expense	19,192.31	-	19,192.00	-	19,192.00	10,000.00	0%	0.00%
54000 · Equipment Rental	83.12	3.56	1,000.00	150.00	850.00	500.00	50%	333.33%
Total 54500 · Irrigation Expense	4,855.57	949.74	6,648.17	6,377.00	271.17	6,585.00	99%	103.26%
Total 55000 · Insurance Expense	28,675.50	2,187.66	29,615.48	29,740.00	(124.52)	32,260.30	109%	108.47%
55300 · Interest Expense	6,455.12	573.36	6,880.32	6,000.00	880.32	5,420.00	79%	0.00%
Total 55600 · Professional Fees	23,133.50	335.86	13,766.00	15,000.00	(1,234.00)	11,600.00	84%	77.33%
Total 55700 · Licenses & Fees	636.40	10.06	120.69	-	120.69	100.00	83%	0.00%
Total 56000 · Office Expense	10,277.59	676.47	7,482.37	6,299.00	1,183.37	8,530.63	114%	135.43%
Total 57200 · Repair & Maintenance-Buildings	3,461.28	121.31	1,239.43	4,544.00	(3,304.57)	3,128.00	252%	68.84%
Total 57300 · Repair & Maintenance-Equipment	9,096.35	435.19	5,222.31	8,950.00	(3,727.69)	5,367.41	103%	59.97%
Total 57400 · Grounds Maintenance	64,191.86	6,622.77	62,810.51	58,528.00	4,282.51	66,826.21	106%	114.18%
57900 · Maintenance Supplies	2,446.23	204.59	2,455.05	2,487.00	(31.95)	(0.20)	0%	-0.01%
58000 · Security	138.62	28.82	345.79	80.00	265.79	300.00	87%	375.00%
59000 · Telephone	3,204.42	225.86	2,710.27	3,590.00	(879.73)	2,845.78	105%	79.27%
Total 59500 · Utilities	14,546.64	1,038.49	12,461.93	14,558.00	(2,096.07)	13,198.58	106%	90.66%
59505 · Trash - Homeowners	71,768.76	6,224.89	74,698.68	69,158.00	5,540.68	74,052.00	99%	107.08%
Total Expense	389,791.53	32,099.16	413,132.98	398,729.00	14,403.98	409,086.22	0.99	102.60%
Net Ordinary Income	6,576.38	1,740.80	(6,894.93)	1,680.00	(8,574.93)	(1.30)	0.00	-0.08%

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Capital Reserves								
80000- Capital Reserve Interest	1,585	301	2,000	1,900	100	2,100	105%	110.53%
80000 - Capital Misc Reimbursement			48,014		48,014			
80000 - Capital Reserve Income	77,270	6,755	81,060	80,940	120	85,113	105%	105.16%
Total Capital Reserve Income	78,855	7,056	131,074	82,840	48,234	87,213	67%	105.28%
Capital Reserve Expenditures								
81300 - Vehicle replacement			25,229		25,229			
81400 - Community Center	10,212		7,962		7,962			
81500 - Landscaping equipment					-			
80800 - preschool doors					-			
81700 - Sidewalks			86,257	60,000	26,257			
tot lot fencing						20,000		
Seal Coat								
misc equipment					-			
Dredging						15,000		
lighting - parks			11,000	10,000	1,000			
Irrigation				60,000	(60,000)	25,000		
fence			8,847	8,000	847			
Total 81000 - Capital Reserve Expense	10,212	-	139,294	138,000	1,294	60,000	43%	43.48%
Total Other Expense	10,212	-	139,294	138,000	1,294	60,000	43%	43.48%
Net Change in Capital Reserves	68,643	7,056	(8,220)	(55,160)	46,940	27,213	-331%	-49.33%