

Trutina- Main Association 2019 Budget

		Cost per Month	Times per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME:							
5010	Dues: Residential	\$ 45.00	12	53	\$ 12,960.00	\$ 15,165.00	\$ 28,620.00
5011	Dues: Apartments	\$ 45.00	12	92	\$ 50,220.00	\$ 50,220.00	\$ 49,680.00
5012	Dues: Builder	\$ 45.00	6	16	\$ 6,480.00	\$ 8,100.00	\$ 4,320.00
Total Homeowner Assessment:					\$ 69,660.00	\$ 73,485.00	\$ 82,620.00

5014	Transfer Fee				\$ -	\$ 100.00	\$ -
5020	Late Charges				\$ -	\$ 45.00	\$ -
5021	Late Interest				\$ -	\$ 4.01	\$ -
5032	Lien Income				\$ -		\$ -
5045	Initiation Fees				\$ -		\$ -
5050	Interest Income				\$ -	\$ 7.36	\$ -
5005	Developer Contribution				\$ -		\$ -
5100	Misc. Income					\$ 1,675.00	\$ -
Total Income:					\$ 69,660.00	\$ 75,316.37	\$ 82,620.00

		Cost	Frequency	Square Feet	2018 Budget	2018 Actuals	2019 Budget
Snow Removal Expenses							
6615	Streets/Sidewalks/Parking Lots				\$ 8,000.00	\$ 10,064.00	\$ 11,000.00
Snow Removal Total					\$ 8,000.00	\$ 10,064.00	\$ 11,000.00
Landscaping Expenses							
6810	Mowing - Commons/Lodge				\$ 11,571.01	\$ 11,660.40	\$ 12,650.00
6820	Fertilize - Commons/Lodge				\$ 2,264.98	\$ 2,504.60	\$ 2,800.00
6830	Turf Spray - Commons/Lodge				\$ 1,257.49	\$ 1,525.39	\$ 1,703.00
6843	Master Tree Program				\$ 1,348.64	\$ 2,049.79	\$ 1,600.00
6844	Pest Control				\$ 355.78	\$ 163.20	\$ 170.00
6850	Flowers/Baskets				\$ 1,000.00	\$ -	\$ -
6860	Sprinkler Turn On & Blow Out				\$ 750.00	\$ 783.38	\$ 824.00
6880	Landscape Labor for Irrigation				\$ 1,500.00	\$ 1,809.28	\$ 1,750.00
6890	Planter Beds/Shrub Pruning				\$ 3,000.00	\$ 4,066.06	\$ 5,600.00
Landscaping Total					\$ 23,047.89	\$ 24,562.10	\$ 27,097.00
Community Center Expenses							
6412	Comm Ctr- Refuse				\$ 415.80	\$ 457.77	\$ 457.00
6417	Comm Ctr- Electricity				\$ 30,600.00	\$ 25,558.31	\$ 26,500.00
6422	Comm Ctr- Water				\$ 330.00	\$ 203.26	\$ 236.00
6427	Comm Ctr- Sewer				\$ 658.81	\$ 654.47	\$ 725.00
6705	Comm Ctr- Staffing				\$ 46,501.52	\$ 43,424.11	\$ 50,172.00
6710	Comm Ctr- Décor				\$ 500.00	\$ 1,609.69	\$ 500.00
6715	Comm Ctr- Social Activities				\$ 7,300.00	\$ 9,030.35	\$ 11,680.00
6720	Comm Ctr- Fitness Activities				\$ 3,900.00	\$ 3,101.70	\$ 3,000.00
6725	Comm Ctr- Hospitality				\$ 4,484.00	\$ 5,849.00	\$ 7,216.00
6730	Comm Ctr- R&M Tech Supplies/Services				\$ 300.00	\$ 2,755.31	\$ 500.00
6740	Comm Ctr- HVAC R&M				\$ 4,556.54	\$ 3,417.42	\$ 4,556.54
6745	Comm Ctr- Pool License and R&M				\$ 3,310.00	\$ 7,000.05	\$ 7,110.00
6755	Comm Ctr- Janitorial				\$ 4,044.00	\$ 4,384.10	\$ 5,225.00
Community Center Event Total					\$ 106,900.68	\$ 107,445.54	\$ 117,877.54
Common Area Utilities							
6415	Gate/Irrigation/Street Light Electricity				\$ 2,100.00	\$ 1,557.95	\$ 1,680.00
6420	Water				\$ 3,500.00	\$ 4,803.56	\$ 5,715.00
Common Area Utilities Total					\$ 5,600.00	\$ 6,361.51	\$ 7,395.00
Common Area Repair & Maintenance							
6440	Private Streets/Parking Lots				\$ 250.00	\$ -	\$ -
6590	Gate operations- Phone line etc...				\$ 2,580.00	\$ 1,675.04	\$ 2,490.00
6630	Site Amenities/Dog Station Supplies				\$ 1,500.00	\$ 650.92	\$ 1,000.00
Common Area Repair & Maint Total					\$ 4,330.00	\$ 2,325.96	\$ 3,490.00
Administrative Expenses							
6135	Board & Annual Meetings				\$ 260.00	\$ 45.27	\$ 100.00
6305	Accounting				\$ 190.00	\$ 190.00	\$ 190.00
6306	Legal					\$ 56.25	\$ -
6310	Insurance Expense				\$ 3,887.31	\$ 2,541.00	\$ 3,000.00
6312	One Time Amortization Costs					\$ 13,426.50	
6330	Bank Charges				\$ 300.00	\$ 653.11	\$ 312.00
6625	Supplies					\$ 528.07	\$ -
6626	Postage					\$ 56.15	\$ 50.00
6900	Web Fees/ Maintenance				\$ 50.00	\$ 104.45	\$ 105.00
7508	Property Taxes - HOA Tracts only				\$ 2,675.00	\$ 23.34	\$ 100.00
Administrative Total					\$ 7,362.31	\$ 17,624.14	\$ 3,857.00
Total Expenses:					\$ 155,240.87	\$ 168,383.25	\$ 170,716.54

NET CASH FLOW: \$ (85,580.87) \$ (93,066.88) \$ (88,096.54)

	ain Associatic	Residential	Apartments	Total
BEGINNING CASH BALANCE:	\$ 15,605.35	\$ 20,542.51	\$ 14,242.87	\$ 50,390.73
ENDING CASH BALANCE:	\$ (77,461.53)	\$ 56,091.06	\$ 31,284.51	\$ 9,914.04

OPERATING ACCOUNT:	\$ 5,754.50
WORKING CAPITAL ACCOUNT:	\$ 4,159.54

Trutina- Residential Association 2019 Budget

		Cost per Month	Times per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME:							
5010	Dues: Residential	\$ 120.00	12	53	\$ 34,560.00	\$ 44,963.43	\$ 76,320.00
5012	Dues: Builder	\$ 720.00	1	17	\$ 17,280.00	\$ 22,320.00	\$ 12,240.00
Total Homeowner Assessment:					\$ 51,840.00	\$ 67,283.43	\$ 88,560.00

5014	Transfer Fee				\$ -	\$ -	\$ -
5020	Late Charges				\$ -	\$ -	\$ -
5021	Late Interest				\$ -	\$ -	\$ -
5032	Lien Income				\$ -	\$ -	\$ -
5045	Initiation Fees	\$ 120.00		17	\$ 2,880.00	\$ 3,480.00	\$ 2,040.00
5050	Interest Income				\$ -	\$ -	\$ -
5005	Developer Contribution				\$ -	\$ -	\$ -
Total Income:					\$ 54,720.00	\$ 70,763.43	\$ 90,600.00

		Cost	Frequency	of home	2018 Budget	2018 Actuals	2019 Budget
Snow Removal Expenses							
6615	Streets/Sidewalks/Driveways				\$ 7,300.00	\$ 7,248.80	\$ 16,256.00
Snow Removal Total					\$ 7,300.00	\$ 7,248.80	\$ 16,256.00
Landscaping Expenses							
6810	Mowing - Commons					\$ -	\$ 1,540.00
6812	Mowing- Homes				\$ 9,596.16	\$ 14,109.19	\$ 27,210.00
6820	Fertilize - Commons					\$ -	\$ 150.00
6822	Fertilize- Homes				\$ 1,462.27	\$ 2,297.86	\$ 3,920.00
6830	Turf Spray - Commons & Curb lines					\$ -	\$ -
6832	Turf Spray - Homes				\$ 548.35	\$ 835.58	\$ 1,480.00
6843	Master Tree Program-				\$ 1,000.00	\$ 678.93	\$ 1,600.00
6850	Flower Baskets				\$ -	\$ -	\$ -
6860	Sprinkler Turn On & Blow Out Commons/Homes				\$ 913.92	\$ 1,457.92	\$ 2,510.00
6880	Landscape Labor for Irrigation				\$ 500.00	\$ 151.12	\$ -
6890	Planter Beds/Shrub Pruning				\$ 3,427.20	\$ 3,178.01	\$ 7,400.00
Landscaping Total					\$ 17,447.90	\$ 22,708.61	\$ 45,810.00
Common Area Utilities							
6415	Street Lights/Irrigation Meter Electricity				\$ 1,531.00	\$ 1,341.50	\$ 2,620.00
6420	Water				\$ 1,500.00	\$ -	\$ -
Common Area Utilities Total					\$ 3,031.00	\$ 1,341.50	\$ 2,620.00
Common Area Repair & Maintenance							
6440	Private Streets/Parking Lots				\$ -	\$ -	\$ -
6630	Site Amenities/Dog Station Supplies				\$ 500.00	\$ -	\$ -
Common Area Repair & Maintenance					\$ 500.00	\$ -	\$ -
Administrative Expenses							
6306	Legal					\$ -	\$ -
	Reserve Account Fund	\$ 20.00	12	53	\$ 5,760.00	\$ 5,760.00	\$ 12,720.00
6626	Postage				\$ 500.00	\$ 171.97	\$ 390.00
7505	Management Fee				\$ 3,456.00	\$ 3,744.00	\$ 7,320.00
7508	Property Taxes - Half of Clubhouse					\$ -	\$ -
Administrative Total					\$ 9,716.00	\$ 9,675.97	\$ 20,430.00
Total Expenses:					\$ 37,994.90	\$ 40,974.88	\$ 85,116.00

NET CASH FLOW: \$ 16,725.10 \$ 35,548.55 \$ 5,484.00

Trutina- Apartment Association 2019 Budget

		Cost per Month	Times per Year	# of Apt.	2018 Budget	2018 Actuals	2019 Budget
INCOME:							
5010	Dues: Apartments	\$ 40.00	12	92	\$ 44,640.00	\$ 44,640.00	\$ 44,160.00
Total Apartment Income:					\$ 44,640.00	\$ 44,640.00	\$ 44,160.00

		Cost	Frequency	# of	2018 Budget	2018 Actuals	2019 Budget
Snow Removal Expenses							
6615	Streets/Sidewalks/Deicer				\$ 15,304.76	\$ 9,155.49	\$ 12,200.00
Snow Removal Total					\$ 15,304.76	\$ 9,155.49	\$ 12,200.00
Landscaping Expenses							
6810	Mowing - Commons				\$ 4,896.00	\$ 5,673.93	\$ 5,160.00
6820	Fertilize - Commons				\$ 674.56	\$ 1,017.29	\$ 712.00
6830	Turf Spray - Commons & Curb lines				\$ 837.28	\$ 546.73	\$ 600.00
6843	Master Tree Program- Commons				\$ 1,000.00	\$ 487.98	\$ 1,000.00
6850	Flower Baskets				\$ -	\$ -	\$ -
6860	Sprinkler Turn On & Blow Out Commons				\$ 415.00	\$ 413.46	\$ 440.00
6880	Landscape Labor for Irrigation				\$ 1,000.00	\$ 1,797.86	\$ 2,150.00
6890	Planter Beds/Shrub Pruning				\$ 2,600.00	\$ 3,750.90	\$ 4,592.00
Landscaping Total					\$ 11,422.84	\$ 13,688.15	\$ 14,654.00
Common Area Utilities							
6415	Irrigation Meter Electricity				\$ -	\$ -	\$ -
6415	Street Lights				\$ -	\$ -	\$ -
6420	Water				\$ 3,635.00	\$ 4,675.97	\$ 6,000.00
Common Area Utilities Total					\$ 3,635.00	\$ 4,675.97	\$ 6,000.00
Common Area Repair & Maintenance							
6440	Private Streets/Parking Lots				\$ 500.00	\$ -	\$ -
6630	Site Amenities/Dog Station Supplies				\$ -	\$ -	\$ -
Common Area Repair & Maintenance Total					\$ 500.00	\$ -	\$ -
Administrative Expenses							
6625	Supplies				\$ 100.00	\$ -	\$ -
6626	Postage					\$ 78.75	\$ 120.00
Administrative Total					\$ 100.00	\$ 78.75	\$ -
Total Expenses:					\$ 30,962.60	\$ 27,598.36	\$ 32,854.00

NET CASH FLOW: **\$ 13,677.40** **\$ 17,041.64** **\$ 11,306.00**