

Black Bear Reserve Property Owners Association, Inc.

2016 Operating Budget

	2015 ANNUAL BUDGET	2015 ESTIMATED YEAR END	2016 BUDGET	DOLLAR COMPARISON
ADMINISTRATIVE/PROFESSIONAL				
7400 Administration Expenses	\$490.00	\$488.50	\$490.00	\$0.00
9560 Bad Debt *	\$600.00	\$600.00	\$600.00	\$0.00
7350 Corporation Filing	\$62.00	\$62.00	\$62.00	\$0.00
7200 Accounting Fees	\$270.00	\$270.00	\$270.00	\$0.00
7250 Insurance	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00
7460 Annual Meetings	\$110.00	\$110.00	\$110.00	\$0.00
7150 Legal Fees	\$500.00	\$0.00	\$500.00	\$0.00
7100 Management Fees	\$7,440.00	\$7,440.00	\$7,440.00	\$0.00
TOTAL ADMINISTRATIVE	\$12,972.00	\$12,470.50	\$12,972.00	\$0.00
MAINTENANCE				
8850 Lawn care	\$10,800.00	\$10,800.00	\$10,800.00	\$0.00
8950 Pest Control/Fertilization	\$1,703.00	\$1,703.00	\$1,703.00	\$0.00
8900 Mulch	\$1,400.00	\$1,400.00	\$1,400.00	\$0.00
9000 Flower/Plant/Sod Replacement	\$1,600.00	\$1,600.00	\$1,600.00	\$0.00
9100 Irrigation Maintenance/Repairs	\$450.00	\$249.00	\$1,200.00	\$750.00
9050 Tree Pruning	\$800.00	\$0.00	\$800.00	\$0.00
7660 Gate Repairs & Maintenance	\$700.00	\$120.00	\$450.00	-\$250.00
9200 Lake Management	\$1,500.00	\$1,536.00	\$1,536.00	\$36.00
7750 Sign Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
7760 Electric Repairs & Maintenance	\$600.00	\$43.98	\$389.00	-\$211.00
7700 Property Repairs & Maintenance	\$250.00	\$586.26	\$550.00	\$300.00
TOTAL MAINTENANCE	\$19,803.00	\$18,038.24	\$20,428.00	\$625.00
UTILITIES				
8730 Phone	\$1,025.00	\$1,064.22	\$1,100.00	\$75.00
8720 Electric: Gate/Entrance	\$950.00	\$1,208.62	\$1,300.00	\$350.00
8700 Electric: Street lights	\$2,450.00	\$2,593.82	\$2,600.00	\$150.00
TOTAL UTILITIES	\$4,425.00	\$4,866.66	\$5,000.00	\$575.00
TOTAL OPERATING EXPENSE	\$37,200.00	\$35,375.40	\$38,400.00	\$1,200.00
ROAD RESERVES				
TOTAL RESERVES	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING & RESERVES	\$37,200.00	\$35,375.40	\$38,400.00	\$1,200.00
			Annual	Semi Annual
2015 APPROVED BUDGET ASSESSMENT PER UNIT			\$1,550.00	\$775.00
2016 APPROVED BUDGET ASSESSMENT PER UNIT			\$1,600.00	\$800.00

*Average for properties expected not to pay their assessments

Approved Date