

**BEAR HOLLOW RIDGE HOMEOWNERS ASSOCIATION
2017 BUDGET**

	<u>Jan 17</u>	<u>Feb 17</u>	<u>Mar 17</u>	<u>Apr 17</u>	<u>May 17</u>	<u>Jun 17</u>	<u>Jul 17</u>	<u>Aug 17</u>	<u>Sep 17</u>	<u>Oct 17</u>	<u>Nov 17</u>	<u>Dec 17</u>	<u>TOTAL</u>
Ordinary Income/Expense													
Income													
Dues Revenue	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	9,700.00	116,400.00
Transfer Fee Revenue	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	500.00	0.00	500.00	0.00	2,000.00
Total Income	<u>9,700.00</u>	<u>9,700.00</u>	<u>9,700.00</u>	<u>10,200.00</u>	<u>9,700.00</u>	<u>10,200.00</u>	<u>9,700.00</u>	<u>9,700.00</u>	<u>10,200.00</u>	<u>9,700.00</u>	<u>10,200.00</u>	<u>9,700.00</u>	<u>118,400.00</u>
Expense													
Audit / Accounting Fee	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Bank Service Charges	67.94	87.34	91.46	65.00	68.03	64.95	60.80	64.74	60.00	60.00	60.00	60.00	810.26
Master Assn HOA Dues	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.11	2,054.18	24,650.09
Insurance Expense													
General Liability Insurance	673.50	673.50	685.00	685.00	685.00	685.00	685.00	1,230.00	685.00	685.00	685.00	685.00	8,742.00
Total Insurance Expense	<u>673.50</u>	<u>673.50</u>	<u>685.00</u>	<u>685.00</u>	<u>685.00</u>	<u>685.00</u>	<u>685.00</u>	<u>1,230.00</u>	<u>685.00</u>	<u>685.00</u>	<u>685.00</u>	<u>685.00</u>	<u>8,742.00</u>
Landscaping and Groundskeeping	0.00	0.00	0.00	0.00	975.00	0.00	0.00	0.00	975.00	0.00	0.00	0.00	1,950.00
Management Fee	936.00	936.00	962.00	962.00	962.00	962.00	962.00	962.00	962.00	962.00	962.00	962.00	11,492.00
Miscellaneous Expense	0.00	0.00	0.00	0.00	333.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.63
Postage and Delivery	0.00	9.50	0.00	18.00	0.00	14.00	3.00	2.00	13.50	5.00	5.00	15.00	85.00
Professional Fees	0.00	0.00	0.00	0.00	0.00	539.00	740.50	0.00	0.00	0.00	0.00	0.00	1,279.50
Programmed Maintenance	570.00	0.00	0.00	0.00	0.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,690.00
Repairs and Maintenance	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
Utilities													
Recycling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electric	700.00	625.00	900.00	250.00	250.00	300.00	300.00	275.00	250.00	400.00	420.00	640.00	5,310.00
Gas	2,600.00	2,200.00	700.00	250.00	60.00	60.00	60.00	60.00	60.00	65.00	600.00	2,600.00	9,315.00
Sewer	1,056.77	1,041.45	1,041.45	1,057.07	1,041.45	1,041.45	1,041.45	1,041.45	834.98	835.00	835.00	835.00	11,702.52
Telephone	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Water	4,050.00	0.00	0.00	4,050.00	0.00	0.00	4,050.00	0.00	0.00	4,050.00	0.00	0.00	16,200.00
Total Utilities	<u>8,456.77</u>	<u>3,916.45</u>	<u>2,691.45</u>	<u>5,657.07</u>	<u>1,401.45</u>	<u>1,451.45</u>	<u>5,501.45</u>	<u>1,426.45</u>	<u>1,194.98</u>	<u>5,400.00</u>	<u>1,905.00</u>	<u>4,125.00</u>	<u>43,127.52</u>
Future Maintenance Reserve	970.00	970.00	970.00	970.00	970.00	970.00	970.00	970.00	970.00	970.00	970.00	970.00	11,640.00
Total Expense	<u>14,778.39</u>	<u>9,696.97</u>	<u>8,504.09</u>	<u>11,461.25</u>	<u>8,499.29</u>	<u>7,950.58</u>	<u>12,186.93</u>	<u>7,919.37</u>	<u>8,124.66</u>	<u>11,346.18</u>	<u>7,851.11</u>	<u>10,081.18</u>	<u>118,400.00</u>
Net Ordinary Income	<u>-5,078.39</u>	<u>3.03</u>	<u>1,195.91</u>	<u>-1,261.25</u>	<u>1,200.71</u>	<u>2,249.42</u>	<u>-2,486.93</u>	<u>1,780.63</u>	<u>2,075.34</u>	<u>-1,646.18</u>	<u>2,348.89</u>	<u>-381.18</u>	<u>0.00</u>
Net Income	<u>-5,078.39</u>	<u>3.03</u>	<u>1,195.91</u>	<u>-1,261.25</u>	<u>1,200.71</u>	<u>2,249.42</u>	<u>-2,486.93</u>	<u>1,780.63</u>	<u>2,075.34</u>	<u>-1,646.18</u>	<u>2,348.89</u>	<u>-381.18</u>	<u>0.00</u>

**BEAR HOLLOW RIDGE OWNERS ASSOCIATION
2016 ACTUAL / FORECAST**

	<u>Jan 16</u>	<u>Feb 16</u>	<u>Mar 16</u>	<u>Apr 16</u>	<u>May 16</u>	<u>Jun 16</u>	<u>Jul 16</u>	<u>Aug 16</u>	<u>Sep 16</u>	<u>Oct 16</u>	<u>Nov 16</u>	<u>Dec 16</u>	<u>TOTAL</u>
Ordinary Income/Expense													
Income													
Dues Revenue	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,360.00	8,359.95	100,319.95
Transfer Fee Revenue	0.00	0.00	0.00	500.00	500.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00
Total Income	<u>8,360.00</u>	<u>8,360.00</u>	<u>8,360.00</u>	<u>8,860.00</u>	<u>8,860.00</u>	<u>8,360.00</u>	<u>8,360.00</u>	<u>8,360.00</u>	<u>8,860.00</u>	<u>8,360.00</u>	<u>8,360.00</u>	<u>8,359.95</u>	<u>101,819.95</u>
Expense													
Audit / Accounting Fee	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Bank Service Charges	67.94	87.34	91.46	65.00	68.03	64.95	60.80	64.74	61.02	62.77	60.00	60.00	814.05
Master Assn HOA Dues	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	2,054.18	24,650.16
Insurance Expense	0.00	0.00	673.50	673.50	673.50	673.50	683.50	1,223.50	673.50	673.50	673.50	673.50	7,295.00
Landscaping and Groundskeeping	0.00	0.00	0.00	1,657.50	0.00	0.00	-1,657.50	0.00	975.00	0.00	0.00	0.00	975.00
Management Fee	910.00	910.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	11,180.00
Miscellaneous Expense	0.00	0.00	0.00	0.00	333.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.63
Postage and Delivery	0.00	9.50	0.00	18.00	0.00	14.00	3.00	2.00	13.50	4.00	5.00	15.00	84.00
Professional Fees	0.00	0.00	0.00	0.00	0.00	539.00	740.50	0.00	0.00	490.00	0.00	0.00	1,769.50
Programmed Maintenance	570.00	0.00	0.00	0.00	0.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,690.00
Repairs and Maintenance	881.23	421.69	3,756.87	117.87	316.38	829.31	239.91	2,584.57	1,763.28	456.75	750.00	750.00	12,867.86
Utilities													
Recycling	540.00	40.00	80.00	85.00	100.00	80.00	80.00	100.00	80.00	100.00	100.00	100.00	1,485.00
Electric	696.75	613.84	891.74	244.71	248.89	270.67	264.73	258.91	241.45	266.32	254.92	640.00	4,892.93
Gas	2,734.50	2,105.45	697.60	241.40	59.05	18.92	18.92	18.92	37.84	148.44	575.00	2,800.00	9,456.04
Sewer	1,056.77	1,041.45	1,041.45	1,057.07	1,041.45	1,041.45	1,041.45	1,041.45	834.98	394.59	835.00	835.00	11,262.11
Telephone	50.00	0.00	329.80	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	479.80
Water	0.00	0.00	4,042.23	0.00	0.00	0.00	4,042.23	0.00	0.00	4,042.23	0.00	4,042.23	16,168.92
Total Utilities	<u>5,078.02</u>	<u>3,800.74</u>	<u>7,082.82</u>	<u>1,678.18</u>	<u>1,499.39</u>	<u>1,411.04</u>	<u>5,447.33</u>	<u>1,419.28</u>	<u>1,194.27</u>	<u>4,951.58</u>	<u>1,764.92</u>	<u>8,417.23</u>	<u>43,744.80</u>
Future Maintenance Reserve	783.00	783.00	783.00	783.00	783.00	783.00	783.00	783.00	783.00	783.00	783.00	783.00	9,396.00
Total Expense	<u>10,594.37</u>	<u>8,316.45</u>	<u>15,627.83</u>	<u>8,233.23</u>	<u>6,914.11</u>	<u>7,714.98</u>	<u>9,700.72</u>	<u>9,477.27</u>	<u>8,863.75</u>	<u>10,821.78</u>	<u>7,436.60</u>	<u>14,098.91</u>	<u>117,800.00</u>
Net Ordinary Income	<u>-2,234.37</u>	<u>43.55</u>	<u>-7,267.83</u>	<u>626.77</u>	<u>1,945.89</u>	<u>645.02</u>	<u>-1,340.72</u>	<u>-1,117.27</u>	<u>-3.75</u>	<u>-2,461.78</u>	<u>923.40</u>	<u>-5,738.96</u>	<u>-15,980.05</u>
Net Income	<u><u>-2,234.37</u></u>	<u><u>43.55</u></u>	<u><u>-7,267.83</u></u>	<u><u>626.77</u></u>	<u><u>1,945.89</u></u>	<u><u>645.02</u></u>	<u><u>-1,340.72</u></u>	<u><u>-1,117.27</u></u>	<u><u>-3.75</u></u>	<u><u>-2,461.78</u></u>	<u><u>923.40</u></u>	<u><u>-5,738.96</u></u>	<u><u>-15,980.05</u></u>

BEAR HOLLOW RIDGE HOMEOWNERS ASSOCIATION
Variance Report

	<u>2016</u>	<u>2016</u>	<u>Net Change</u>	<u>% CHG</u>	<u>2016</u>	<u>2017</u>	<u>Net Change</u>	<u>% CHG</u>
	Act / Fore	Budget			Act / Fore	Budget		
Ordinary Income/Expense								
Income								
Dues Revenue	100,319.95	100,320.00	0.05	0%	100,319.95	116,400.00	(16,080.05)	16%
Transfer Fee Revenue	0.00	0.00	0.00		0.00	2,000.00	(2,000.00)	0%
Total Income	100,319.95	100,320.00	0.05	0%	100,319.95	118,400.00	(18,080.05)	18%
Expense								
Accounting Fees	3,000.00	780.00	(2,220.00)	-74%	3,000.00	3,000.00	0.00	0%
Bank Service Charges	814.05	3,000.00	2,185.95	269%	814.05	810.26	3.79	0%
Audit	0.00	400.00	400.00	0%	0.00	0.00	0.00	0%
HOA Dues	24,650.16	24,872.28	222.12	1%	24,650.16	24,650.09	0.07	0%
Hot Tub Maintenance	0.00	1,800.00	1,800.00	0%	0.00	0.00	0.00	0%
Insurance Expense	7,295.00	8,805.32	1,510.32	21%	7,295.00	8,742.00	(1,447.00)	20%
Landscaping and Ground	975.00	0.00	(975.00)	-100%	0.00	1,950.00	(1,950.00)	0%
Management Fee	11,180.00	11,180.00	0.00	0%	11,180.00	11,492.00	(312.00)	3%
Office Supply	0.00	4.40	4.40	0%	0.00	0.00	0.00	0%
Postage and Delivery	84.00	86.00	2.00	2%	84.00	85.00	(1.00)	1%
Professional Fees	1,769.50	0.00	(1,769.50)			1,279.50	(1,279.50)	0%
Common Area Cleaning	0.00	4,325.00	4,325.00	0%	0.00	0.00	0.00	0%
Programmed Maintenance	1,690.00	5,250.00	3,560.00	211%	1,690.00	1,690.00	0.00	0%
Repairs and Maintenance	12,867.86	4,120.00	(8,747.86)	0%	12,867.86	9,600.00	3,267.86	0%
Snow Removal / Supplies	0.00	1,003.00	1,003.00	0%	0.00	0.00	0.00	0%
Tax	0.00	400.00	400.00	0%	0.00	0.00	0.00	0%
Utilities								
Recycling	1,485.00	0.00	(1,485.00)	0%	1,485.00	0.00	1,485.00	0%
Electric	4,892.93	3,650.00	(1,242.93)	-25%	4,892.93	5,310.00	(417.07)	9%
Gas	9,456.04	1,660.00	(7,796.04)	-82%	9,456.04	9,315.00	141.04	-1%
Sewer	11,262.11	12,300.00	1,037.89	9%	11,262.11	11,702.52	(440.41)	4%
Telephone	479.80	384.00	(95.80)	0%	479.80	600.00	(120.20)	0%
Water	16,168.92	5,500.00	(10,668.92)	-66%	16,168.92	16,200.00	(31.08)	0%
Total Utilities	43,744.80	23,494.00	(20,250.80)	-46%	43,744.80	43,127.52	617.28	-1%
Future Reserve Maintenan	9,396.00	10,800.00	1,404.00	0%	9,396.00	11,640.00	(2,244.00)	0%
Total Expense	117,800.00	100,320.00	(17,480.00)	-15%	117,800.00	118,400.00	(600.00)	1%
Net Ordinary Income	<u>(15,980.05)</u>	<u>0.00</u>	<u>15,980.05</u>	<u>-100%</u>	<u>(15,980.05)</u>	<u>0.00</u>	<u>(15,980.05)</u>	<u>-100%</u>
Net Income	<u>(15,980.05)</u>	<u>0.00</u>	<u>15,980.05</u>	<u>-100%</u>	<u>(15,980.05)</u>	<u>0.00</u>	<u>(15,980.05)</u>	<u>-100%</u>