

Dave Brown @ Mountain University 2014  
 Operating Budget for 170 Units

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>INCOME</b>													
5000 Residential Assessments	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	74,400
500001 Collection Income	800	800	800	800	800	800	800	800	800	800	800	800	9,600
5000035 Transfer Fee	250	250	250	250	250	250	250	250	250	250	250	250	3,000
<b>TOTAL INCOME</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>7250</b>	<b>87000</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>EXPENSES</b>													
<b>MAINT. &amp; REPAIR</b>													
8010 Landscape Maint. Contract	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600
8015 Overseed park area	0	0	0	0	0	0	0	0	0	450	0	0	450
8030 Backflow Testing/Repair	150	0	0	0	0	0	0	0	0	0	0	0	150
8040 Wall / Fence Repair	0	0	0	0	0	400	200	400	0	0	0	0	1000
8070 Irrigation Repair	40	40	40	40	40	40	40	40	40	40	40	40	480
8078 Granite Replenishment	5000	0	0	0	0	0	0	0	0	0	0	0	5000
8090 Playground Equip. Maint./Insp.	100	100	100	100	100	100	100	100	100	100	100	100	1200
8080 Contract Services	50	50	50	50	50	50	50	50	50	50	50	50	600
<b>TOTAL MAINT. &amp; REPAIRS</b>	<b>7140</b>	<b>1990</b>	<b>1990</b>	<b>1990</b>	<b>1990</b>	<b>2390</b>	<b>2190</b>	<b>2390</b>	<b>1990</b>	<b>2440</b>	<b>1990</b>	<b>1990</b>	<b>30480</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>PARTS &amp; SUPPLIES</b>													
8270 Sprinkler / Irrigation Parts	40	40	40	40	40	40	40	40	40	40	40	40	480
8271 Landscape Supplies	40	40	40	40	40	40	40	40	40	40	40	40	480
8272 Plant & Tree Replacement	0	0	0	1000	0	0	0	0	0	0	0	0	1000
8273 Tree Trimming	0	0	0	2500	0	0	0	0	0	0	0	0	2500
8274 Drywell/Catch Basin Maint.	0	0	0	1100	0	0	0	0	0	0	0	0	1100
8275 Storm Damage Erosion Repair	0	0	0	0	0	0	0	5000	0	0	0	0	5000
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>4680</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>5080</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>10560</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>UTILITIES</b>													
8410 Electricity	250	250	250	250	250	250	250	250	250	250	250	250	3000
8460 Water	300	300	400	500	500	600	600	650	550	475	475	475	5825

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TOTAL UTILITIES	550	550	650	750	750	850	850	900	800	725	725	725	8825
<b>ADMINISTRATIVE</b>													
8610 Legal	135	0	135	0	135	0	135	0	135	0	135	0	810
8611 Collections Costs	750	750	750	750	750	750	750	750	750	750	750	750	9000
8612 Lien Expense	50	50	50	50	50	50	50	50	50	50	50	50	600
8640 Insurance	800	0	0	0	0	0	0	0	0	531	0	0	1331
8650 Audit & Tax Preparation	0	285	0	0	0	600	0	0	0	0	0	0	885
8660 Management	830	830	830	830	830	830	830	830	830	830	830	830	9960
8663 Mailings & Copies	170	50	50	50	50	50	50	50	50	50	50	170	840
8631 Meeting Room Rental	30	0	30	0	30	0	30	0	30	0	30	0	180
86567 File Storage (12 boxes)	24	32	26	26	26	26	26	26	26	26	26	26	316
8665 Postage	30	30	30	30	30	30	30	30	30	30	30	30	360
8680 Taxes, Licences & Permits	0	60	750	0	0	0	0	0	0	620	0	0	1430
8682 Coupon Books & Website	300	0	0	0	0	0	0	0	0	0	558	0	858
<b>TOTAL ADMINISTRATIVE</b>	<b>3119</b>	<b>2087</b>	<b>2651</b>	<b>1736</b>	<b>1901</b>	<b>2336</b>	<b>1901</b>	<b>1736</b>	<b>1901</b>	<b>2887</b>	<b>2459</b>	<b>1856</b>	<b>26569</b>
<b>TOTAL OPERATING EXP.</b>	<b>10889</b>	<b>4707</b>	<b>5371</b>	<b>9156</b>	<b>4721</b>	<b>5656</b>	<b>5021</b>	<b>10106</b>	<b>4771</b>	<b>6132</b>	<b>5254</b>	<b>4651</b>	<b>76434</b>
<b>RESERVE CONTRIBUTION</b>	<b>881</b>	<b>881</b>	<b>881</b>	<b>881</b>	<b>881</b>	<b>880</b>	<b>881</b>	<b>880</b>	<b>880</b>	<b>880</b>	<b>880</b>	<b>880</b>	<b>10566</b>
<b>TOTAL OPER. &amp; RESERVE</b>	<b>11770</b>	<b>5588</b>	<b>6252</b>	<b>10037</b>	<b>5602</b>	<b>6536</b>	<b>5902</b>	<b>10986</b>	<b>5651</b>	<b>7012</b>	<b>6134</b>	<b>5531</b>	<b>87000</b>
<b>TOTAL INCOME/DEFICIT</b>	<b>-4520</b>	<b>1663</b>	<b>998</b>	<b>-2787</b>	<b>1648</b>	<b>714</b>	<b>1348</b>	<b>-3736</b>	<b>1599</b>	<b>238</b>	<b>1117</b>	<b>1719</b>	<b>0</b>

*Accepted* \_\_\_\_\_ Date 10.16.13

*President* \_\_\_\_\_ Position

- Assumptions:**
- 1) 170 Homeowners
  - 2) Assessments to remain the same at \$40.00 per mo.
  - 3) Increase Reserve Contributions to \$881. per month from \$170. per month