

Dave Brown @ Mountain University 2019  
Operating Budget for 170 Units

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>INCOME</b>													
5000 Residential Assessments	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	75,600
500001 Collection Income	400	400	400	400	400	400	400	400	400	400	400	400	4,800
5000035 Transfer Fee	250	250	250	250	250	250	250	250	250	250	250	250	3,000
<b>TOTAL INCOME</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>6950</b>	<b>83400</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	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28800
8070 Irrigation Repair	110	110	110	110	110	115	115	115	115	110	110	110	1340
8090 Play / Com Area Maint./Repairs	200	200	200	200	200	200	200	200	200	200	200	200	2400
<b>TOTAL MAINT. &amp; REPAIRS</b>	<b>2710</b>	<b>2710</b>	<b>2710</b>	<b>2710</b>	<b>2710</b>	<b>2715</b>	<b>2715</b>	<b>2715</b>	<b>2715</b>	<b>2710</b>	<b>2710</b>	<b>2710</b>	<b>32540</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>PARTS &amp; SUPPLIES</b>													
8270 Landscape/Irrigation Parts	0	0	0	0	0	0	0	0	0	0	0	0	0
8271 Landscape Supplies / Overseed	0	0	0	0	0	0	0	0	0	600	0	0	600
8272 Plant & Tree Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0
8273 Tree Trimming	0	0	0	0	2000	0	0	0	0	0	0	0	2000
8030 Backflow Testing/Repair	150	0	0	0	0	0	0	0	0	0	0	0	150
Wall / Fence Repair	0	0	0	0	0	400	260	400	0	0	0	0	1060
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2000</b>	<b>400</b>	<b>260</b>	<b>400</b>	<b>0</b>	<b>600</b>	<b>0</b>	<b>0</b>	<b>3810</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>UTILITIES</b>													
8410 Electricity	278	278	278	278	278	278	278	278	278	278	278	278	3336
8460 Water	330	350	372	391	383	782	468	436	432	420	350	350	5064
<b>TOTAL UTILITIES</b>	<b>608</b>	<b>628</b>	<b>650</b>	<b>669</b>	<b>661</b>	<b>1060</b>	<b>746</b>	<b>714</b>	<b>710</b>	<b>698</b>	<b>628</b>	<b>628</b>	<b>8400</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>ADMINISTRATIVE</b>													
8610 Legal	0	0	0	600	0	0	0	0	0	0	0	0	600
8611 Collections Costs	300	300	300	300	300	300	300	300	300	300	300	300	3600

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8612	Lien Expense	100	50	50	50	50	50	100	50	50	50	50	50	50	50	100	750
8640	Insurance	965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1565
8650	Audit & Tax Preparation	0	285	0	0	0	600	0	600	0	0	0	0	0	0	0	885
8660	Management	830	830	830	830	830	830	830	830	830	830	830	830	830	830	830	9960
8663	Mallings & Copies	350	68	68	68	68	68	68	68	68	68	68	68	68	68	350	1380
8631	Meeting Room Rental	42	0	0	42	0	0	0	42	0	0	0	42	0	0	0	168
8656	File Storage (15 boxes)	34	34	34	34	33	34	34	34	34	34	34	34	34	34	34	407
8666	Postage	61	61	41	41	41	41	41	41	41	41	41	41	41	41	62	553
8670	Website	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300
8680	Taxes, Licences & Permits	0	60	750	0	0	0	0	0	0	0	0	0	0	0	0	1430
	Neighborhood Events	0	0	0	250	0	0	0	0	0	0	250	0	0	0	0	500
8682	Coupon Books	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	556

**TOTAL ADMINISTRATIVE** 2982 1688 2073 2215 1322 1973 1365 1323 1573 2585 1879 1676 22654

**TOTAL OPERATING EXP.** 6450 5026 5433 5594 6693 6148 5086 5152 4998 6593 5217 5014 67404

<b>RESERVE CONTRIBUTION</b>	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	1333	15996
<b>TOTAL OPER. &amp; RESERVE</b>	7783	6359	6766	6927	8026	7481	6419	6485	6331	7926	6550	6347	83400				

<b>TOTAL INCOME/DEFICIT</b>	-833	591	184	23	-1076	-531	531	465	619	-976	400	603	0
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Accepted Nancy Bluedel Position President Date 11-7-2018

**Assumptions:**  
 1) 170 Homeowners  
 2) Assessments to remain the same at \$40.00 per mo.