

Dave Brown @ Mountain University 2017  
Operating Budget for 170 Units

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>INCOME</b>													
5000 Residential Assessments	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	77,400
500001 Collection Income	550	550	550	550	550	550	550	550	550	550	550	550	6,600
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
8070 Irrigation Repair	110	110	110	110	110	110	110	110	110	110	110	110	1320
8078 Granite Replenishment	5000	0	0	0	0	0	0	0	0	0	0	0	5000
8090 Play / Com Area Maint./Repairs	195	195	195	195	195	195	195	195	195	195	195	195	2340
8080 Contract Services	50	50	50	50	50	50	50	50	50	50	50	50	600
<b>TOTAL MAINT. &amp; REPAIRS</b>	<b>7105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>2105</b>	<b>30860</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>PARTS &amp; SUPPLIES</b>													
8270 Landscape/Irrigation Parts	50	50	50	50	50	50	50	50	50	50	50	50	600
8271 Landscape Supplies / Overseed	0	0	0	0	0	0	0	0	0	450	0	0	450
8272 Plant & Tree Replacement	0	0	0	1000	0	0	0	0	0	0	0	0	1000
8273 Tree Trimming	0	0	0	1000	0	0	0	0	0	0	0	0	1000
8274 Storm Damage Erosion Repair	0	3000	0	0	0	0	0	5000	0	0	0	0	8000
Drywell/Catch Basin Maint.	0	0	0	1100	0	0	0	0	0	0	0	0	1100
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	200	400	0	0	0	0	1000
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>200</b>	<b>3050</b>	<b>50</b>	<b>3150</b>	<b>50</b>	<b>450</b>	<b>250</b>	<b>5450</b>	<b>50</b>	<b>500</b>	<b>50</b>	<b>50</b>	<b>13300</b>

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>UTILITIES</b>													
8410 Electricity	270	270	270	270	270	270	270	270	270	270	270	270	3240
8460 Water	375	375	475	500	500	625	623	675	550	475	475	475	6123
<b>TOTAL UTILITIES</b>	<b>645</b>	<b>645</b>	<b>745</b>	<b>770</b>	<b>770</b>	<b>895</b>	<b>893</b>	<b>945</b>	<b>820</b>	<b>745</b>	<b>745</b>	<b>745</b>	<b>9363</b>

Dave Brown @ Mountain University 2017  
Operating Budget for 170 Units

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>ADMINISTRATIVE</b>													
8610 Legal	150	0	150	0	150	0	150	0	150	0	150	0	900
8611 Collections Costs	625	625	625	625	625	625	625	625	625	625	625	625	7500
8612 Lien Expense	60	60	60	60	60	60	60	60	60	60	60	60	720
8640 Insurance	900	0	0	0	0	0	0	0	0	600	0	0	1500
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	350	66	66	66	66	66	66	66	66	66	66	66	1360
8631 Meeting Room Rental	42	42	0	42	0	42	0	42	0	42	0	42	294
8656 File Storage (15 boxes)	35	35	35	35	35	35	35	35	35	35	35	35	420
8666 Postage	61	61	41	41	41	41	41	41	41	41	41	61	552
8670 Website	300	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	620	0	0	1430
Neighborhood Events	0	0	0	250	0	0	0	0	250	0	0	0	500
8682 Coupon Books	0	0	0	0	0	0	0	0	0	0	556	0	556
<b>TOTAL ADMINISTRATIVE</b>	<b>3353</b>	<b>2064</b>	<b>2557</b>	<b>1949</b>	<b>1807</b>	<b>2299</b>	<b>1807</b>	<b>1699</b>	<b>2057</b>	<b>2919</b>	<b>2363</b>	<b>2003</b>	<b>26877</b>
<b>TOTAL OPERATING EXP.</b>	<b>11303</b>	<b>7864</b>	<b>5457</b>	<b>7974</b>	<b>4732</b>	<b>5749</b>	<b>5055</b>	<b>10199</b>	<b>5032</b>	<b>6269</b>	<b>5263</b>	<b>4903</b>	<b>80400</b>
<b>RESERVE CONTRIBUTION</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>7200</b>
<b>TOTAL OPER. &amp; RESERVE</b>	<b>11903</b>	<b>8464</b>	<b>6057</b>	<b>8574</b>	<b>5332</b>	<b>6349</b>	<b>5655</b>	<b>10799</b>	<b>5632</b>	<b>6869</b>	<b>5863</b>	<b>5503</b>	<b>87600</b>
<b>TOTAL INCOME/DEFICIT</b>	<b>-4653</b>	<b>-1214</b>	<b>1193</b>	<b>-1324</b>	<b>1918</b>	<b>901</b>	<b>1595</b>	<b>-3549</b>	<b>1618</b>	<b>381</b>	<b>1387</b>	<b>1747</b>	<b>0</b>

Accepted Nancy Salvendy Position President Date 10-18-16

**Assumptions:**

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