

# Montrose 2017 Budget

|                           |                        | Cost per Month | Times per Year                        | # of homes |
|---------------------------|------------------------|----------------|---------------------------------------|------------|
| <b>INCOME:</b>            |                        |                |                                       |            |
| 5010                      | Dues                   | \$ 17.00       | 12                                    | 515        |
| 5011                      | Dues Apartments        | \$ 8.505       | 12                                    | 40         |
|                           | Developer Contribution |                |                                       |            |
|                           |                        |                | <i>Projected % of Delinquent Dues</i> | 0.04       |
| 5012                      | Dues - Builder         | \$ 17.00       | 9                                     | 24         |
| <b>Total Assessments:</b> |                        | \$ -           |                                       |            |
| 5014                      | Transfer Fee           |                |                                       |            |
| 5020                      | Late Charges           | \$ -           |                                       |            |
| 5021                      | Late Interest          | \$ -           |                                       |            |
| 5026                      | Fine Income            | \$ -           |                                       |            |
| 5032                      | Lien Income            |                |                                       |            |
| 5045                      | Initiation Fees        | \$ 50.00       |                                       | 12         |
| 5050                      | Interest Income        | \$ -           |                                       |            |
| <b>Total Income:</b>      |                        | \$ -           |                                       |            |

|                                    |   | Cost per | Frequency | Total Per Year |
|------------------------------------|---|----------|-----------|----------------|
| <b>Landscaping Expenses</b>        |   |          |           |                |
| 6615                               | Snow Removal                                    |          |           |                |
| 6810                               | Mowing - Commons/Fall Leaf                      |          |           |                |
| 6820                               | Fertilize - Commons                             |          |           |                |
| 6830                               | Turf Spray - Commons                            |          |           |                |
| 6843                               | Master Tree Program                             |          |           |                |
| 6850                               | Flowers (Planting, Maintenance, & Fall Cleanup) |          |           |                |
| 6860                               | Sprinkler Turn On & Blow Out                    |          |           |                |
| 6880                               | Landscape labor ( Irrigation Maintenance)       |          |           |                |
| 6890                               | Misc. Landscape (Planter Beds/Play Ground)      |          |           |                |
| 6891                               | Swale Maintenance                               |          |           |                |
| <b>Total Landscaping Expenses:</b> |   |          |           |                |

|                         |   | Contract Dates | Frequency | Total Per Year |
|-------------------------|---|----------------|-----------|----------------|
| <b>Other Expenses</b>   |   |                |           |                |
| 6120                    | Community Events                            |                |           |                |
| 6135                    | Board & Annual Meetings                     |                |           |                |
| 6305                    | Accounting                                  |                |           |                |
| 6306                    | Legal                                       |                |           |                |
| 6307                    | Code Enforcement                            |                |           |                |
| 6310                    | Insurance Expense                           |                |           |                |
| 6330                    | Bank Charges                                |                |           |                |
| 6415                    | Electricity- Common Areas                   |                |           |                |
| 6420                    | Water                                       |                |           |                |
| 6625                    | Supplies                                    |                |           |                |
| 6626                    | Postage                                     |                |           |                |
| 6630                    | Repairs & Maintenance (Hardscape-Dogi Pots) |                |           |                |
| 6631                    | Fence Repair & Maintenance                  |                |           |                |
| 6635                    | Special Projects                            |                |           |                |
| 6900                    | Web Fees                                    |                |           |                |
| 7505                    | Management Fee                              | \$ 4.50        | 12        | 515            |
| 7508                    | Property Taxes                              |                |           |                |
| 7515                    | Income Taxes                                |                |           |                |
| <b>Total Other:</b>     |   |                |           |                |
| <b>Reserve Account:</b> |   |                |           |                |
| <b>TOTAL EXPENSES:</b>  |   |                |           |                |

|   |  |  |  |  |
|---|--|--|--|--|
| <b>NET CASH FLOW:</b>                         |  |  |  |  |
| <i>Capital Improvements:</i>                  |  |  |  |  |
| <b>BEGINNING CASH BALANCE:</b>                |  |  |  |  |
| <b>ENDING CASH BALANCE INCLUDING RESERVE:</b> |  |  |  |  |

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| 2016 Budget          | 2016 Actuals         | 2017 Budget          |
|----------------------|----------------------|----------------------|
| \$ 97,308.00         | \$ 101,650.69        | \$ 105,060.00        |
| \$ 4,082.40          | \$ 4,082.40          | \$ 4,082.40          |
|                      | \$ 10,000.00         |                      |
| \$ (3,892.32)        |                      | \$ (4,202.40)        |
| \$ 1,836.00          | \$ 5,542.00          | \$ 3,672.00          |
| <b>\$ 99,334.08</b>  | <b>\$ 121,275.09</b> | <b>\$ 108,612.00</b> |
|                      | \$ (200.00)          |                      |
| \$ 5,000.00          | \$ 9,253.01          | \$ 8,000.00          |
| \$ 500.00            | \$ 967.59            | \$ 500.00            |
|                      | \$ 300.00            |                      |
|                      | \$ 1,121.76          |                      |
| \$ 600.00            | \$ 2,050.00          | \$ 600.00            |
|                      | \$ 45.86             |                      |
| <b>\$ 105,434.08</b> | <b>\$ 134,813.31</b> | <b>\$ 117,712.00</b> |

| 2016 Budget         | 2016 Actuals       | 2017 Budget        |
|---------------------|--------------------|--------------------|
| \$ 2,500.00         | \$ 2,990.00        | \$ 6,000.00        |
| \$ 24,000.00        | \$ 22,205.00       | \$ 25,000.00       |
| \$ 5,100.00         | \$ 4,991.00        | \$ 5,232.00        |
| \$ 4,000.00         | \$ 3,987.00        | \$ 4,200.00        |
| \$ 8,000.00         | \$ 7,456.48        | \$ 9,000.00        |
| \$ 850.00           | \$ 890.78          | \$ 1,000.00        |
| \$ 2,500.00         | \$ 1,944.57        | \$ 2,500.00        |
| \$ 10,000.00        | \$ 8,179.40        | \$ 10,000.00       |
| \$ 1,000.00         | \$ 795.00          | \$ 1,200.00        |
| \$ 100.00           | \$ 230.00          | \$ 100.00          |
| <b>\$ 58,050.00</b> | <b>\$53,669.23</b> | <b>\$64,232.00</b> |

| 2016 Budget          | 2016 Actuals        | 2017 Budget          |
|----------------------|---------------------|----------------------|
| \$ 5,000.00          | \$ 5,420.03         | \$ 5,500.00          |
| \$ 100.00            | \$ 32.00            | \$ 100.00            |
| \$ 250.00            | \$ 240.00           | \$ 250.00            |
| \$ 500.00            | \$ 190.00           | \$ 250.00            |
|                      |                     |                      |
| \$ 1,200.00          | \$ 1,140.00         | \$ 1,250.00          |
| \$ 550.00            | \$ 114.68           | \$ 350.00            |
| \$ 700.00            | \$ 643.26           | \$ 750.00            |
| \$ 3,000.00          | \$ 2,632.04         | \$ 4,000.00          |
| \$ -                 |                     | \$ -                 |
| \$ 3,500.00          | \$ 3,425.20         | \$ 4,000.00          |
| \$ 1,000.00          | \$ 929.23           | \$ 1,000.00          |
| \$ 1,800.00          | \$ 274.20           | \$ 1,800.00          |
| \$ 3,500.00          | \$ 1,350.60         | \$ 3,500.00          |
| \$ 150.00            | \$ 62.51            | \$ 150.00            |
| \$ 22,896.00         | \$ 22,972.00        | \$ 27,810.00         |
| \$ 650.00            | \$ 650.98           | \$ 675.00            |
| \$ 30.00             | \$ 33.02            | \$ 45.00             |
| <b>\$ 44,826.00</b>  | <b>\$ 40,109.75</b> | <b>\$ 51,430.00</b>  |
| \$ 2,000.00          | \$ 2,000.00         | \$ 2,000.00          |
| <b>\$ 104,876.00</b> | <b>\$ 95,778.98</b> | <b>\$ 117,662.00</b> |

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>\$ 558.08</b>     | <b>\$ 39,034.33</b>  | <b>\$ 50.00</b>      |
|                      | \$ 65,816.09         |                      |
| <b>\$ 172,316.90</b> | <b>\$ 172,316.90</b> | <b>\$ 147,535.14</b> |
| <b>\$ 172,874.98</b> | <b>\$ 147,535.14</b> | <b>\$ 149,585.14</b> |

Operating Account: \$ 116,263.38  
 Reserve Account: \$ 31,271.76  
 Total Cash: \$ 147,535.14  
 First Community CD: \$ 25,204.08  
  
 Total Assets: \$ 172,739.22

\$ (24,781.76)