

# Montrose 2019 Budget

		Cost per Month	Times per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
<b>INCOME:</b>							
5010	Dues	\$ 17.00	12	560+13+13	\$ 109,344.00	\$ 109,235.56	\$ 119,000.00
5011	Dues Apartments	\$ 8.505	12	40	\$ 4,082.40	\$ 4,082.40	\$ 4,082.40
	<i>Projected % of Delinquent Dues</i>			0.04	\$ (4,373.76)		\$ (4,760.00)
5012	Dues - Builder	\$ 17.00	9	48	\$ 3,366.00	\$ 5,355.00	\$ 7,344.00
	<b>Total Assessments:</b>				<b>\$ 112,418.64</b>	<b>\$ 118,672.96</b>	<b>\$ 125,666.40</b>
5014	Transfer Fee					\$ 700.00	\$ -
5020	Late Charges	\$ -			\$ 8,000.00	\$ 7,339.74	\$ 6,550.00
5021	Late Interest	\$ -			\$ 500.00	\$ 515.72	\$ 315.00
5025	NSF Income					\$ 20.00	
5026	Fine Income	\$ -				\$ 502.64	\$ -
5032	Lien Income					\$ (668.90)	\$ -
5045	Initiation Fees	\$ 50.00		28	\$ 1,700.00	\$ 1,850.00	\$ 1,400.00
5050	Interest Income	\$ -				\$ 65.42	\$ -
	<b>Total Income:</b>				<b>\$ 122,618.64</b>	<b>\$ 128,997.58</b>	<b>\$ 133,931.40</b>

		Cost per	Frequency	Total Per Year	2018 Budget	2018 Actuals +	2019 Budget
<b>Landscaping Expenses</b>							
6615	Snow Removal				\$ 6,000.00	\$ 6,840.00	\$ 7,000.00
6810	Mowing - Commons/Fall Leaf				\$ 28,000.00	\$ 31,220.00	\$ 36,200.00
6820	Fertilize - Commons				\$ 6,000.00	\$ 5,291.00	\$ 5,700.00
6830	Turf Spray - Commons				\$ 5,000.00	\$ 4,324.50	\$ 5,460.00
6843	Master Tree Program				\$ 9,000.00	\$ 4,487.50	\$ 9,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)				\$ 1,000.00	\$ 1,035.90	\$ 1,550.00
6860	Sprinkler Turn On & Blow Out				\$ 2,750.00	\$ 1,940.00	\$ 2,800.00
6880	Landscape labor ( Irrigation Maintenance)				\$ 11,500.00	\$ 6,836.04	\$ 10,200.00
6890	Misc. Landscape (Planter Beds/Play Ground)				\$ 1,200.00	\$ 998.00	\$ 1,700.00
6891	Swale Maintenance				\$ 100.00	\$ -	\$ -
	<b>Total Landscaping Expenses:</b>				<b>\$ 70,550.00</b>	<b>\$ 62,972.94</b>	<b>\$ 79,610.00</b>

		Contract Dates	Frequency	Total Per Year	2018 Budget	2018 Actuals	2019 Budget
<b>Other Expenses</b>							
6120	Community Events				\$ 6,000.00	\$ 6,186.82	\$ 6,500.00
6135	Board & Annual Meetings				\$ 50.00	\$ 32.26	\$ 50.00
6305	Accounting				\$ 240.00	\$ 234.00	\$ 240.00
6306	Legal				\$ 250.00	\$ 136.25	\$ 250.00
6307	Code Enforcement					\$ -	\$ -
6310	Insurance Expense				\$ 1,450.00	\$ 1,546.00	\$ 1,700.00
6330	Bank Charges				\$ 150.00	\$ 351.04	\$ 130.00
6415	Electricity- Common Areas				\$ 1,000.00	\$ 895.15	\$ 1,020.00
6420	Water				\$ 5,000.00	\$ 2,648.11	\$ 4,000.00
6625	Supplies				\$ -	\$ -	\$ -
6626	Postage				\$ 4,000.00	\$ 3,465.82	\$ 3,905.00
6630	Repairs & Maintenance (Hardscape-Dogi Pots)				\$ 1,500.00	\$ 2,984.29	\$ 1,800.00
6631	Fence Repair & Maintenance				\$ 1,800.00	\$ -	\$ 1,800.00
6635	Special Projects				\$ -	\$ -	\$ -
6900	Web Fees				\$ 50.00	\$ 71.74	\$ 80.00
7505	Management Fee				\$ 28,944.00	\$ 28,206.00	\$ 32,815.00
7506	Reimbursable Expenses					\$ -	\$ -
7508	Property Taxes				\$ 750.00	\$ 681.33	\$ 700.00
7515	Income Taxes				\$ 45.00	\$ 36.00	\$ 40.00
	<b>Total Other:</b>				<b>\$ 51,229.00</b>	<b>\$ 47,474.81</b>	<b>\$ 55,030.00</b>
	<b>Reserve Account:</b>				<b>\$ 2,000.00</b>	<b>\$ 2,000.00</b>	<b>\$ 2,000.00</b>
	<b>TOTAL EXPENSES:</b>				<b>\$ 123,779.00</b>	<b>\$ 112,447.75</b>	<b>\$ 136,640.00</b>

<b>NET CASH FLOW:</b>					<b>\$ (1,160.36)</b>	<b>\$ 16,549.83</b>	<b>\$ (2,708.60)</b>
<i>Capital Improvements:</i>							
<b>BEGINNING CASH BALANCE:</b>					<b>\$ 155,260.85</b>	<b>\$ 155,260.85</b>	<b>\$ 173,810.68</b>
<b>ENDING CASH BALANCE INCLUDING RESERVE:</b>					<b>\$ 156,100.49</b>	<b>\$ 173,810.68</b>	<b>\$ 173,102.08</b>

Operating Account: \$ 139,976.10  
 Reserve Account: \$ 33,834.58  
 Total Cash: \$ 173,810.68  
 First Community CD: \$ 25,377.96

Total Assets: \$ 199,188.64