

Montrose 2018 Budget

		2017 Budget	2017 Actuals	2018 Budget
INCOME:				
5010	Dues	\$ 105,060.00	\$ 107,446.01	\$ 109,344.00
5011	Dues Apartments	\$ 4,082.40	\$ 4,082.40	\$ 4,082.40
	<i>Projected % of Delinquent Dues</i>	\$ (4,202.40)		\$ (4,373.76)
5012	Dues - Builder	\$ 3,672.00	\$ 2,975.00	\$ 3,366.00
Total Assessments:		\$ 108,612.00	\$ 114,503.41	\$ 112,418.64
5014	Transfer Fee		\$ (300.00)	
5020	Late Charges	\$ 8,000.00	\$ 8,092.69	\$ 8,000.00
5021	Late Interest	\$ 500.00	\$ 829.01	\$ 500.00
5026	Fine Income		\$ 596.10	
5032	Lien Income		\$ 364.24	
5045	Initiation Fees	\$ 600.00	\$ 400.00	\$ 1,700.00
5050	Interest Income		\$ 47.40	
Total Income:		\$ 117,712.00	\$ 124,532.85	\$ 122,618.64

		2017 Budget	2017 Actuals	2018 Budget
Landscaping Expenses				
6615	Snow Removal	\$ 6,000.00	\$ 8,410.00	\$ 6,000.00
6810	Mowing - Commons/Fall Leaf	\$ 25,000.00	\$ 22,336.00	\$ 28,000.00
6820	Fertilize - Commons	\$ 5,232.00	\$ 4,991.00	\$ 6,000.00
6830	Turf Spray - Commons	\$ 4,200.00	\$ 4,014.50	\$ 5,000.00
6843	Master Tree Program	\$ 9,000.00	\$ 10,813.85	\$ 9,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)	\$ 1,000.00	\$ 1,070.35	\$ 1,000.00
6860	Sprinkler Turn On & Blow Out	\$ 2,500.00	\$ 2,059.15	\$ 2,750.00
6880	Landscape labor (Irrigation Maintenance)	\$ 10,000.00	\$ 11,720.10	\$ 11,500.00
6890	Misc. Landscape (Planter Beds/Play Ground)	\$ 1,200.00	\$ 753.00	\$ 1,200.00
6891	Swale Maintenance	\$ 100.00	\$ -	\$ 100.00
Total Landscaping Expenses:		\$ 64,232.00	\$66,167.95	\$70,550.00

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Other Expenses				
6120	Community Events	\$ 5,500.00	\$ 5,944.70	\$ 6,000.00
6135	Board & Annual Meetings	\$ 100.00	\$ 26.77	\$ 50.00
6305	Accounting	\$ 250.00	\$ 240.00	\$ 240.00
6306	Legal	\$ 250.00	\$ 140.00	\$ 250.00
6307	Code Enforcement		\$ 68.85	
6310	Insurance Expense	\$ 1,250.00	\$ 1,366.00	\$ 1,450.00
6330	Bank Charges	\$ 350.00	\$ 51.64	\$ 150.00
6415	Electricity- Common Areas	\$ 750.00	\$ 753.68	\$ 1,000.00
6420	Water	\$ 4,000.00	\$ 3,168.94	\$ 5,000.00
6625	Supplies	\$ -		\$ -
6626	Postage	\$ 4,000.00	\$ 3,209.16	\$ 4,000.00
6630	Repairs & Maintenance (Hardscape-Dogi Pots)	\$ 1,000.00	\$ 1,227.57	\$ 1,500.00
6631	Fence Repair & Maintenance	\$ 1,800.00	\$ 6,471.60	\$ 1,800.00
6635	Special Projects	\$ 3,500.00	\$ 41.63	\$ -
6900	Web Fees	\$ 150.00	\$ 49.00	\$ 50.00
7505	Management Fee	\$ 27,810.00	\$ 27,256.50	\$ 28,944.00
7508	Property Taxes	\$ 675.00	\$ 590.15	\$ 750.00
7515	Income Taxes	\$ 45.00	\$ 33.00	\$ 45.00
Total Other:		\$ 51,430.00	\$ 50,639.19	\$ 51,229.00
Reserve Account:		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
TOTAL EXPENSES:		\$ 117,662.00	\$ 118,807.14	\$ 123,779.00

NET CASH FLOW:	\$ 50.00	\$ 5,725.71	\$ (1,160.36)
<i>Capital Improvements:</i>			
BEGINNING CASH BALANCE:	\$ 147,535.14	\$ 147,535.14	\$ 155,260.85
ENDING CASH BALANCE INCLUDING RESERVE:	\$ 149,585.14	\$ 155,260.85	\$ 156,100.49

Operating Account: \$ 123,591.69
 Reserve Account: \$ 31,669.16
 Total Cash: \$ 155,260.85
 First Community CD: \$ 25,276.70