

MONTREUX HOA
2018 APPROVED BUDGET
BASED ON 130 UNITS
JANUARY 1, 2018 through DECEMBER 31, 2018

		<u>2018</u>	<u>2018</u>
		ANNUAL	MONTHLY
INCOME			
4020	Assessments	\$ 62,790.00	\$ 5,232.50
4969	Allowance for Doubtful Accounts	\$ (3,000.00)	\$ (250.00)
	Total Operating Income:	\$ 59,790.00	\$ 4,982.50
 OPERATING EXPENSES			
GROUNDS MAINTENANCE			
6035	General Maint	\$ 3,000.00	\$ 250.00
6040	Contracted Labor	\$ 15,000.00	\$ 1,250.00
6045	Add'l Landscape	\$ 3,500.00	\$ 291.67
6231	Pressure Washing	\$ 650.00	\$ 41.64
6090	Holding Pond Maintenance	\$ 3,156.00	\$ 263.00
6120	Irrigation, Repair/Maintenance	\$ 1,000.00	\$ 83.33
6290	Entrance light/irrig., electric	\$ 2,500.00	\$ 208.33
	TOTAL GROUNDS MAINTENANCE	\$ 28,806.00	\$ 2,400.50
 MANAGEMENT & ADMINISTRATION EXPENSES			
8020	Management Fee	\$ 13,408.56	\$ 1,117.38
8040	Postage	\$ 400.00	\$ 33.33
8060	Printing and Copying	\$ 500.00	\$ 41.67
8061	website	\$ 500.00	\$ 41.67
8080	Annual CPA Report	\$ 225.00	\$ 18.75
8100	Legal Expense	\$ 3,804.19	\$ 317.02
8120	Gen. Liability & Prop. Insurance	\$ 2,600.00	\$ 216.67
8190	Property Taxes	\$ 3,400.00	\$ 283.33
8200	Security	\$ 50.00	\$ 4.17
8321	Social Committee	\$ 6,000.00	\$ 500.00
8390	Corporate Annual Report Fees	\$ 96.25	\$ 8.02
	TOTAL MANAGEMENT & ADMINISTRATIVE	\$ 30,984.00	\$ 2,582.00
TOTAL EXPENSES:		\$ 59,790.00	\$ 4,982.50
		\$ -	
RESERVES			
		\$ -	
9170	Deferred Maint	\$ -	\$ -
	TOTAL RESERVES	\$ -	\$ -
TOTAL EXPENSES WITH RESERVES:		\$ 59,790.00	\$ 4,982.50

	<u>2018</u>
ANNUAL FEE PER LOT	\$483.00

Budget Approved by the Board of Directors on October 25, 2017.