

2018 Approved Budget

	DESCRIPTION	2017 Budget Final	2017 Budget Actual (est.)	2018 Budget Final
	ASSESSMENT INCOME			
4121	Maint Fee	163,200	157,864	163,200
4121	Delinquency	(5,184)		(5,184)
	FEE INCOME			
4150	Cap Fee	864	2,800	2,800
4160	Late Fee	1,500	1,700	1,700
4170	Delinquent Letter	240	577	577
4205	Interest on Maintenance Fees	90	130	130
4312	Attorney Fees M/F	0	0	0
	Reimb. NSF			
	OTHER INCOME			
4685	Utility Overpayment Reimbursement	0	0	0
4710	Miscellaneous	0	0	0
	TOTAL REVENUE	160,710	163,070	163,222
	EXPENSES			
	GENERAL MAINTENANCE			
5610	General Maint. & Repairs	17,000	15,616	17,000
	Gutters	9,120	3,325	3,500
	INSURANCE AND TAXES			
6810	Insurance-Casualty	50,622	39,983	37,150
6810	Insurance.all others	4,618	5,866	6,148
6855	Property Taxes	293	208	293
	IRRIGATION MAINTENANCE			
5210	Sprinkler System Repair	3,500	2,477	3,000
	LANDSCAPE MAINTENANCE			
5310	Landscape Contract	38,616	38,617	38,617
5225	Common Area FCHOA Contribution	(3,400)	(3,400)	(3,400)
5335	Landscape Extras & Improvement	4,000	7,033	7,000
	Tree Trimming/Removal	4,500	2,600	3,000
	TOTAL EXPENSES	128,869	112,325	112,308
	OTHER EXPENSES			
7110	Copies	850	738	800
7130	Office Supplies	250	117	200
7132	Postage	325	430	450
7410	Miscellaneous	2,400	1,082	1,100
7420	Collection Fees	240	1,115	1,100
	TOTAL OTHER EXPENSES	4,065	3,482	3,650
	PROFESSIONAL SERVICES			
6120	Audit	1,300	1,300	1,300
6130	Tax Preparation	0	0	0
6160	Legal	1,000	0	1,000
6162	Legal / MF (offset income)	1,200	493	1,000
6210	Administrative Services	12,000	12,000	12,000
6215	ARC Reviews	100	0	0
6225	Billing	340	346	350
	TOTAL PROFESSIONAL SERVICES	15,940	14,139	15,650
	UTILITIES			
6510	Power/Common Areas	460	347	350
6560	Water / Sprinkler System	1,500	13,625	15,000
	TOTAL UTILITIES	1,960	13,972	15,350
	TOTAL OPERATING EXPENSES	150,834	143,918	146,958
	RESERVE CONTRIBUTION			
	Reserve Fund	9,792	9,536	10,200
	TOTAL RESERVE CONTRIBUTION	9,792	9,536	10,200
	TOTAL EXPENSES	160,626	153,454	157,158
	PROFIT / (LOSS)	84	9,616	6,064