

C	CHANTARELLE HOA			
		2014 Budget		
	2013 Annual	2013 Est.	2014	2014 Monthly
	Budget	Actual	Budget	Budget
Income				
Monthly Assessments	219,600.00	219,600.00	219,600.00	18,300.00
Other Income - Late Fees & Other	350.00	1,400.00	500.00	41.67
Clubhouse Rental Fees (net)	200.00	60.00	200.00	16.67
Total Income	220,150.00	221,060.00	220,300.00	18,358.33
Expenses				
Administration				
Management Contract	13,200.00	13,200.00	13,200.00	1,100.00
Management Add'l Charges	400.00	600.00	750.00	62.50
Accounting	6,600.00	7,000.00	7,000.00	583.33
Audit/Review/Tax Preparation	1,000.00	500.00	750.00	62.50
Bank charges - Operating	2,400.00	1,800.00	2,000.00	166.67
Safety & Welfare Comm Expense	200.00	-	200.00	16.67
Income Tax - Federal	-	-	-	-
Income Tax - State	-	10.00	10.00	0.83
Property Tax - Sewer Assessment	800.00	800.00	850.00	70.83
Insurance	7,500.00	7,200.00	7,500.00	625.00
Legal	1,000.00	-	1,000.00	83.33
Office Expense	400.00	350.00	400.00	33.33
Telephone	350.00	425.00	450.00	37.50
Printing	600.00	600.00	700.00	58.33
Postage	2,100.00	1,000.00	1,100.00	91.67
Supplies - Clubhouse	500.00	250.00	350.00	29.17
Reserve Study - 2012	1,365.00	1,365.00	1,365.00	113.75
Miscellaneous Expense	1,500.00	1,500.00	2,000.00	166.67
Total Administration Expenses	39,915.00	36,600.00	39,625.00	3,302.08
Landscape Expenses				
Landscape Contract	69,900.00	69,900.00	73,400.00	6,116.67
Landscape Maintenance/Repairs	15,000.00	16,800.00	17,500.00	1,458.33
Landscape Supplies	1,500.00	3,500.00	3,500.00	291.67
Irrigation Maintenance/Repairs	4,500.00	1,700.00	4,500.00	375.00
Tree Maintenance-Annual pruning	6,000.00	4,000.00	6,000.00	500.00
Total Landscape Expenses	96,900.00	95,900.00	104,900.00	8,741.67

	2013 Annual	2013 Est.	2014	2014 Monthly
	Budget	Actual	Budget	Budget
Maintenance & Repairs				
Common Area Maintenance	2,200.00	1,400.00	2,200.00	183.33
Custodial	3,000.00	2,200.00	2,500.00	250.00
Clubhouse Repairs & Supplies	1,500.00	360.00	1,500.00	125.00
Pest Control	1,800.00	1,900.00	2,000.00	150.00
Total Maintenance & Repairs	8,500.00	5,860.00	8,200.00	708.33
Pool Expenses				
Pool Contract	5,200.00	4,800.00	5,200.00	433.33
Pool Permit	600.00	600.00	600.00	50.00
Pool Maintenance & Supplies	2,000.00	900.00	2,000.00	166.67
Total Pool Expenses	7,800.00	6,300.00	7,800.00	650.00
PG&E Expense				
Gas - Clubhouse/Pool	2,400.00	2,400.00	2,600.00	216.67
Electricity - Clubhouse/Pool, Com Area	11,600.00	11,500.00	13,200.00	1,100.00
Electricity - Irrigation	600.00	348.00	400.00	33.33
Electricity - Well	6,000.00	7,300.00	8,300.00	691.67
Total PG&E Expense	20,600.00	21,548.00	24,500.00	2,041.67
Other Utilities Expense				
Trash	600.00	700.00	800.00	50.00
Water	850.00	800.00	900.00	70.83
Total Other Utilities	1,450.00	1,500.00	1,700.00	120.83
Estimated excess from 2008	-			-
TOTAL EXPENSES	175,165.00	167,708.00	186,725.00	14,597.08
Reserve Allocation***	41,435.00	41,435.00	43,375.00	3,614.58
Total Expenses	175,165.00	167,708.00	186,725.00	15,560.42
Mbrship (Inc) Exp Net - Prev. Year	3,000.00	(26,001.00)	(10,500.00)	(875.00)
Total Budget	219,600.00	183,142.00	219,600.00	18,300.00
*2013 Est Actual-Equals Actual Results through October plus estimated results for Nov - Dec				
*** 2013 Reserve Study Update recommends \$36,852 for 2014.				