

C	CHANTARELLE HOA			
	2017 Budget			
	Board Approved November 15, 2016			
	2016	2016 Estimated	2017	2017 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	-	1,381.00		
Total Income	219,600.00	220,981.00	219,600.00	18,300.00
Expenses				
Administration				
Management Contract	14,400.00	14,400.00	14,400.00	1,200.00
Management Add'l Charges	1,200.00	1,153.00	1,800.00	150.00
Accounting	7,200.00	7,200.00	7,200.00	600.00
Audit/Review/Tax Preparation	2,700.00	3,740.00	3,000.00	250.00
Bank charges - Operating	900.00	554.00	750.00	62.50
Safety & Welfare Comm Expense	180.00	74.00	300.00	25.00
Income Tax - Federal	-	-	-	-
Income Tax - State	-	10.00	-	-
Property Tax - Sewer Assessment	900.00	-	-	-
Insurance	7,500.00	7,185.00	7,200.00	600.00
Legal	1,200.00	680.00	1,000.00	83.33
Office Expense	600.00	734.00	750.00	62.50
Telephone	450.00	416.00	450.00	37.50
Printing/Postage	2,400.00	2,114.00	2,100.00	175.00
Supplies - Clubhouse	600.00	323.00	600.00	50.00
Reserve Study Update	1,365.00	-	100.00	8.33
Miscellaneous Expense	600.00	-	600.00	50.00
Clubhouse Activities - Net Expense	-	-	2,000.00	166.67
Total Administration Expenses	42,195.00	38,583.00	42,250.00	3,520.83
Landscape Expenses				
Landscape Contract	76,800.00	79,200.00	79,200.00	6,600.00
Landscape Maintenance/Repairs	6,000.00	3,840.00	4,500.00	375.00
Landscape Supplies	12,000.00	2,579.00	4,800.00	400.00
Irrigation Maintenance/Repairs	5,000.00	867.00	1,500.00	125.00
Tree Maintenance-Annual pruning	7,200.00	5,959.00	8,000.00	666.67
Total Landscape Expenses	107,000.00	92,445.00	98,000.00	8,166.67
See Notes to 2017 Budget at bottom of next page				

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EXPENSES (cont)				
Maintenance & Repairs				
Common Area Maintenance	3,000.00	4,248.00	4,500.00	375.00
Well Pump Maintenance	1,200.00	1,228.00	1,200.00	100.00
Custodial	2,400.00	1,867.00	2,400.00	200.00
Clubhouse Repairs & Supplies	600.00	1,023.00	600.00	50.00
Pest Control	3,600.00	2,913.00	3,000.00	250.00
Total Maintenance & Repairs	10,800.00	11,279.00	11,700.00	975.00
Pool Expenses				
Pool Contract	4,800.00	5,012.00	5,200.00	433.33
Pool Permit	600.00	745.00	600.00	50.00
Pool Maintenance & Supplies	1,200.00	397.00	1,500.00	125.00
Total Pool Expenses	6,600.00	6,154.00	7,300.00	608.33
PG&E Expense				
Gas - Clubhouse/Pool	4,600.00	3,641.00	3,900.00	325.00
Electricity - Clubhouse/Pool/Com Area	8,100.00	8,899.00	9,000.00	750.00
Electricity - Irrigation	400.00	391.00	450.00	37.50
Electricity - Well	4,500.00	3,137.00	4,500.00	375.00
Total PG&E Expense	17,600.00	16,068.00	17,850.00	1,487.50
Other Utilities Expense				
Trash	1,600.00	745.00	900.00	75.00
Water	1,200.00	1,100.00	1,200.00	100.00
Total Other Utilities	2,800.00	1,845.00	2,100.00	175.00
Estimated excess from 2008				-
TOTAL EXPENSES	186,995.00	166,374.00	179,200.00	14,933.33
Reserve Allocation***	\$ 38,000.00	\$ 38,000.00	\$ 46,400.00	\$ 3,866.67
Total Expenses	\$ 186,995.00	\$ 166,374.00	\$ 179,200.00	\$ 14,933.33
Mbrship (Inc) Exp Net - Prev. Year	\$ (5,395.00)	15,226.00	\$ (6,000.00)	\$ (500.00)
Total Budget	\$ 219,600.00	\$ 219,600.00	\$ 219,600.00	\$ 18,300.00
* 2016 Est Actual - Equals Actual Results through September				
plus estimated results for Oct - Dec				
*** 2015 Reserve Study Update for 2016 recommends \$38,800 for 2017.				