

10/20/16

**ORCHARD KNOLLS HOMEOWNERS ASSOCIATION
2017 BUDGET**

**\$257.90 TOWNHOUSES - (QUARTERLY)
\$145.37 SINGLE FAMILY - (QUARTERLY)**

INCOME:	FY 2017	FY 2016
601 Townhouses (67) x \$257.90 x 4	\$ 69,117.20	\$ 62,738.80
601 Single Family (83) x \$145.37 x 4	\$ 48,262.84	\$ 43,757.60
Total Revenues	\$ 117,380.04	\$ 106,496.40
699 Less Reserve	\$ (11,000.00)	\$ (11,000.00)
700 Legal Reserve	\$ (2,000.00)	
998 One-Time Reserve Allocation Loan payment	\$ (3,612.00)	\$ (3,612.00)
TOTAL OPERATING INCOME	\$ 100,768.04	\$ 91,884.40
General & Administrative:		
716 Legal Fees	\$ 2,000.00	\$ 2,000.00
718 Reserve Study / Prof Svcs	\$ 2,400.00	\$ 1,051.00
720 Mont. County HOA Fee	\$ 550.00	\$ 450.40
726 Postage	\$ 200.00	\$ 1,000.00
728 Insurance	\$ 1,500.00	\$ 1,500.00
732 Office Supplies	\$ 184.04	\$ 250.00
739 Community Directory	\$ -	\$ 300.00
740 Printing & Reproduction	\$ 100.00	\$ 500.00
741 Newsletter	\$ -	\$ 300.00
742 Web Site	\$ 100.00	\$ 100.00
745 Property Taxes	\$ 1,742.00	\$ 1,600.00
750 Electricity-St. Lights	\$ 1,736.00	\$ 2,000.00
760 Water Expense	\$ 2,000.00	\$ 1,800.00
788 Bank Service Charges	\$ -	\$ 10.00
789 Misc. General & Admin (Contractor)	\$ 2,500.00	\$ 1,288.00
792 Security (Police)	\$ 6,500.00	\$ 3,240.00
Subtotal General & Admin	\$ 21,512.04	\$ 17,389.40
Site Maintenance:		
850 Community Social	\$ 750.00	\$ 1,985.00
852 Sprinkler System Maint.	\$ 2,000.00	\$ 1,000.00
903 Trees - Removal	\$ 5,000.00	\$ 1,600.00
904 Trees - Replace	\$ 2,250.00	\$ 2,000.00
905 Trees - New	\$ -	\$ 2,189.00
910 Site Maintenance & Repair	\$ 1,200.00	\$ 2,000.00
919 Electrical Repairs	\$ 1,000.00	\$ 750.00
Subtotal Site Maintenance	\$ 12,200.00	\$ 11,524.00
Contract Services:		
710 Management Fee	\$ 8,784.00	\$ 8,646.00
714 Audit	\$ 1,800.00	\$ 1,700.00
961 Lawn Maintenance	\$ 34,800.00	\$ 32,000.00
970 Trash Removal	\$ 14,022.00	\$ 14,200.00
980 Snow Removal	\$ 6,000.00	\$ 4,500.00
985 Sprinkler System Contract	\$ -	\$ -
975 Extermination	\$ 1,650.00	\$ 1,925.00
Subtotal Contract Services	\$ 67,056.00	\$ 62,971.00
TOTAL EXPENSES	\$ 100,768.04	\$ 91,884.40
NET INCOME/(LOSS)	\$ -	\$ -