

10/26/17		ORCHARD KNOLLS HOMEOWNERS ASSOCIATION	
		2018 BUDGET	
A	B	C	
INCOME:			FY 2018
601	Townhouses (67) x \$257.90 x 4	\$	69,117.20
601	Single Family (83) x \$145.73 x 4	\$	48,262.84
	Total Revenues	\$	117,380.04
699	Less Reserve	\$	(11,000.00)
700	Legal Reserve	\$	(2,000.00)
998	One-Time Reserve Allocation (Yr 3 of 3)	Loan \$	(3,612.00)
TOTAL OPERATING INCOME		\$	100,768.04
General & Administrative:			
711	Property Management	\$	-
716	Legal Fees	\$	2,000.00
718	Reserve Study / Prof Svcs	\$	1,000.00
720	Mont. County HOA Fee	\$	750.00
726	Postage	\$	200.00
728	Insurance	\$	1,800.00
732	Office Supplies	\$	-
739	Community Directory	\$	-
740	Printing & Reproduction	\$	-
741	Newsletter	\$	-
742	Web Site	\$	100.00
745	Property Taxes	\$	2,000.00
750	Electricity-St. Lights	\$	1,700.00
760	Water Expense	\$	4,000.00
788	Bank Service Charges	\$	-
789	Misc. General & Admin	\$	500.00
792	Security	\$	6,700.00
	Subtotal General & Admin	\$	20,750.00
Site Maintenance:			
850	Community Social	\$	392.04
852	Sprinkler System Maint.	\$	2,000.00
903	Trees - Removal	\$	3,000.00
904	Trees - Replace	\$	2,250.00
905	Trees - New		
910	Site Maintenance & Repair	\$	1,600.00
919	Electrical Repairs	\$	1,000.00
	Subtotal Site Maintenance	\$	10,242.04
Contract Services:			
710	Management Fee	\$	9,126.00
714	Audit	\$	1,850.00
961	Lawn Maintenance	\$	36,000.00
970	Trash Removal	\$	15,000.00
980	Snow Removal	\$	6,000.00
985	Sprinkler System Contract		
975	Extermination / Mosquito	\$	1,800.00
	Subtotal Contract Services	\$	69,776.00
TOTAL EXPENSES		\$	100,768.04
NET INCOME/(LOSS)		\$	-