

Crystal Bay HOA - 169 Units
2018 Operating Budget

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	INCOME													
5000	Residential Assmnt	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	160,212
	TOTAL INCOME	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	13,351	160,212
	MAINT & REPAIR													
8010	Landscape Maintenance	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,400
8060	Lake Contract	875	875	875	875	875	875	875	875	875	875	875	875	10,500
8061	Lake Repairs & Misc.	500	0	500	0	500	0	500	0	500	0	500	0	3,000
8062	Pump and Vault Contract	200			200			200			200			800
8065	Pump Repairs	0	0	500	500	500	500	500	500	500	500	500	500	5,000
8070	Irrigation Repairs Labor & Parts	900	900	900	900	900	900	900	900	900	900	900	100	10,000
8040	Electrical & Lighting	200	0	200	0	200	0	200	0	200	0	200	0	1,200
8025	Pest Control	116	116	116	116	116	116	116	116	116	116	116	116	1,392
8078	Tree trimming & Misc.	0	0	0	2,000		8,000	0	0	0	0	0	0	10,000
8080	Contract Services	200	200	200	200	200	200	200	200	200	200	200	200	2,400
8283	Seed	0	0	0	0	0	0	0	0	0	1,700	0	0	1,700
8284	Capital Improvements	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000
	TOTAL	5,691	4,791	10,991	7,491	5,991	13,291	6,191	5,291	5,991	7,191	5,991	4,491	83,392
	PARTS & SUPPLIES													
8260	Lake Chemicals	250	250	250	250	250	250	250	250	250	250	250	250	3,000
8280	Fish Restocking	0	0	2,000	0	0	0	0	0	0	0	0	0	2,000
8281	Plants & Shrubs	0	0	0	2,000	0	0	0	0	0	2,000	0	0	4,000
	TOTAL	250	250	2,250	2,250	250	250	250	250	250	2,250	250	250	9,000
	UTILITIES													
8410	Electricity	1,000	1,000	1,425	1,000	1,000	1,275	1,275	1,275	1,275	1,275	1,000	1,000	13,800
8460	Water	30	30	30	30	30	30	30	30	30	30	30	30	360
8461	Lake Water	0	0	0	0	0	0	0	0	0	0	1,500	0	1,500
	TOTAL	1,030	1,030	1,455	1,030	1,030	1,305	1,305	1,305	1,305	1,305	2,530	1,030	15,660
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	ADMINISTRATIVE													
8610	Legal	0	0	185	185				185		185	0	0	740
8611	Collection Costs	300	300	300	300	300	300	300	300	300	300	300	300	3,600
8612	Lien Expense		100									200		300

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8630	Meeting/Social	0	100	0	1,000	0	0	0	0	0	0	0	0	1,100
8650	Audit & Tax preparation	0	350	0	0	0	900	0	0	0	0	0	0	1,250
8640	Insurance D&O, Gen. & Umb.	3,178	0	0	0	0	0	0	0	0	0	0	0	3,178
8660	Management	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
8670	File Storage	32	32	32	32	32	32	32	32	32	32	32	32	384
8663	Com. Notices/Newsletters	0	400		0	0		0	0	250	0	0	0	650
8665	Postage & Printing	200	200	50	50	50	50	50				50	50	750
8685	Permits & Licenses & Taxes	0	50	325	0	0	0	0	0	0	10	0	0	385
8632	Website	300	0	0	0	0	0	0	0	0	0	0	0	300
8682	Coupon Books	0	0	0	0	0	0	0	0	0	0	789	0	789
	TOTAL	5,010	2,532	1,892	2,567	1,382	2,282	1,382	1,517	1,582	1,527	2,371	1,382	25,426
TOTAL OPERATING EXPENSES														
		11,981	8,603	16,588	13,338	8,653	17,128	9,128	8,363	9,128	12,273	11,142	7,153	133,478
9500	RESERVE													
9520	Reserve Contribution	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,237	26,734
	TOTAL RESERVE	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,227	2,237	26,734
	Total Operating & Reserve	14,208	10,830	18,815	15,565	10,880	19,355	11,355	10,590	11,355	14,500	13,369	9,390	160,212
	TOTAL INCOME/DEFICIT	-857	2,521	-5,464	-2,214	2,471	-6,004	1,996	2,761	1,996	-1,149	-18	3,961	0
4030	Res. Painting	0	0	17000	0	0	0	0	0	0	0	0	0	17000
4026	Res.Landscape Renovation	0	0	20000	0	0	0	0	0	0	0	0	0	20000
4027	Res. Lake Equipment & Repairs	0	0	15000	0	0	0	0	0	0	0	0	0	15000
	TOTAL RESERVE EXPENSES	0	0	52000	0	0	0	0	0	0	0	0	0	52000

Assumptions:

169 Homeowners
\$79.00 Assessments

Accepted

Position

Date