

**Casitas Montana 2011
Proposed Operating Budget**

	<u>2010 Actual</u>	<u>2010 Budget</u>	<u>2011 Budget</u>	<u>Per Unit Per Month</u>
CASH RECEIPTS				
Assessment Income	\$41,653.13	\$48,400.00	\$50,400.00	\$210.00
Special Assessment Income	\$80.00	\$0.00	\$4,000.00	\$0.00
Late Fee Income	\$436.68			
Interest Income	\$1.18			
Resale Income	\$1,000.00			
Rental Fee Income	\$110.00			
Collections Income	\$150.00			
Total Income	\$43,430.99	\$48,400.00	\$54,400.00	\$210.00
OPERATING EXPENSES				
LANDSCAPING & GROUNDS				
Tree Maintenance	\$75.00	\$500.00	\$300.00	\$1.25
Landscaping Contract	\$5,150.00	\$7,000.00	\$6,000.00	\$25.00
Irrigation Repairs	\$214.00	\$500.00	\$350.00	\$1.46
Winter Seed	\$495.00	\$0.00	\$500.00	\$2.08
Groundskeeping Supplies	\$122.00	\$250.00	\$250.00	\$1.04
Total Landscaping & Grounds	\$6,056.00	\$8,250.00	\$7,400.00	\$30.83
REPAIRS / MAINTENANCE				
Rep/Maint - Miscellaneous	\$928.60	\$2,000.00	\$1,500.00	\$6.25
Rep/Maint - Electrical	\$363.53	\$300.00	\$300.00	\$1.25
Rep/Maint - Steet	\$0.00	\$0.00	\$0.00	\$0.00
Rep/Maint - Pool/Spa repair	\$837.87	\$2,500.00	\$1,200.00	\$5.00
Rep/Maint - Pool Supplies	\$602.56	\$400.00	\$600.00	\$2.50
Rep/Maint - Pool cleaning service	\$1,815.00	\$2,500.00	\$2,500.00	\$10.42
Rep/Maint - Plumbing	\$90.00	\$500.00	\$500.00	\$2.08
Total Repairs / Maintenance	\$4,637.56	\$8,200.00	\$6,600.00	\$27.50
UTILITIES				
Utilities - Electricity	\$7,587.11	\$7,700.00	\$7,700.00	\$32.08
Utilities - Water	\$14,704.43	\$9,000.00	\$12,000.00	\$50.00
Utilities - Refuse	\$2,253.38	\$1,500.00	\$2,300.00	\$9.58
Total Utilities	\$24,544.92	\$18,200.00	\$22,000.00	\$91.67
GENERAL ADMINISTRATIVE				
Accounting & Auditing	\$613.00	\$300.00	\$600.00	\$2.50
Bank Charges	0	\$0.00	\$0.00	\$0.00
Insurance	\$3,738.07	\$6,000.00	\$4,000.00	\$16.67
Gen Administrative	\$0.50	\$100.00	\$100.00	\$0.42
Legal Expense	\$0.00	\$200.00	\$200.00	\$0.83
Management Fee	\$3,600.00	\$2,400.00	\$2,400.00	\$10.00
Copies & Envelopes	\$362.51	\$150.00	\$150.00	\$0.63
Postage	\$156.19	\$100.00	\$100.00	\$0.42
License & Permits	\$495.00	\$350.00	\$350.00	\$1.46
Taxes	\$45.00	\$50.00	\$50.00	\$0.21
Total General Administrative	\$9,010.27	\$9,650.00	\$7,950.00	\$33.13
Total Operating Expenses	\$44,248.75	\$44,300.00	\$43,950.00	\$183.13
Net Reserve Contribution	(\$817.76)	\$4,100.00	\$10,450.00	\$26.88