

**Casitas Montana 2010
Proposed Operating Budget**

	<u>2009 Actual</u>	<u>2009 Budget</u>	<u>2010 Budget</u>	<u>Per Unit Per Month</u>
CASH RECEIPTS				
Assessment Income	\$42,548.00	\$43,200.00	\$54,000.00	\$225.00
Special Assessment Income	\$445.00		\$0.00	\$0.00
Late Fee Income	\$600.00			
Interest Income	1.79			
Insurance Income	\$2,119.77			
Total Income	\$45,714.56	\$43,200.00	\$54,000.00	\$225.00
OPERATING EXPENSES				
LANDSCAPING & GROUNDS				
Tree Maintenance	\$365.00	\$500.00	\$500.00	\$2.08
Landscaping Contract	\$7,700.00	\$8,400.00	\$7,000.00	\$29.17
Irrigation Repairs	\$598.00	\$1,200.00	\$500.00	\$2.08
Winter Seed	\$0.00	\$700.00	\$0.00	\$0.00
Groundskeeping Supplies	\$173.00	\$500.00	\$250.00	\$1.04
Total Landscaping & Grounds	\$8,836.00	\$11,300.00	\$8,250.00	\$34.38
REPAIRS / MAINTENANCE				
Rep/Maint - Miscellaneous	\$495.00	\$2,000.00	\$2,000.00	\$8.33
Rep/Maint - Electrical	\$0.00	\$1,000.00	\$300.00	\$1.25
Rep/Maint - Steet	\$0.00	\$500.00	\$0.00	\$0.00
Rep/Maint - Pool/Spa repair	\$1,460.04	\$0.00	\$2,500.00	\$10.42
Rep/Maint - Pool Supplies	\$397.32	\$500.00	\$400.00	\$1.67
Rep/Maint - Pool cleaning service	\$2,448.50	\$2,500.00	\$2,500.00	\$10.42
Rep/Maint - Plumbing	\$0.00	\$1,000.00	\$500.00	\$2.08
Total Repairs / Maintenance	\$4,800.86	\$7,500.00	\$8,200.00	\$34.17
UTILITIES				
Utilities - Electricity	\$7,390.77	\$7,000.00	\$7,700.00	\$32.08
Utilities - Water	\$11,811.65	\$10,000.00	\$9,000.00	\$37.50
Utilities - Refuse	\$1,525.94	\$960.00	\$1,500.00	\$6.25
Total Utilities	\$20,728.36	\$17,960.00	\$18,200.00	\$75.83
GENERAL ADMINISTRATIVE				
Accounting & Auditing	\$160.00	\$300.00	\$300.00	\$1.25
Bank Charges	0	\$0.00	\$0.00	\$0.00
Insurance	\$5,963.50	\$5,000.00	\$6,000.00	\$25.00
Gen Administrative	\$48.28	\$100.00	\$100.00	\$0.42
Legal Expense	\$50.00	\$200.00	\$200.00	\$0.83
Management Fee	\$1,000.00	\$2,400.00	\$2,400.00	\$10.00
Copies & Envelopes	\$111.87	\$150.00	\$150.00	\$0.63
Postage	\$75.13	\$150.00	\$100.00	\$0.42
License & Permits	\$340.00	\$350.00	\$350.00	\$1.46
Taxes	\$45.00	\$50.00	\$50.00	\$0.21
Total General Administrative	\$7,793.78	\$8,700.00	\$9,650.00	\$40.21
Total Operating Expenses	\$42,159.00	\$45,460.00	\$44,300.00	\$184.58
Net Reserve Contribution	\$3,555.56	(\$2,260.00)	\$9,700.00	\$40.42