

Coach Homes III on Montelanico at Esplanade

ADOPTED OPERATING BUDGET FOR YEAR ENDING

December 31, 2022

NUMBER OF UNITS

56

		ACTUAL 6/30/2021	PROJECTED JULY - DEC	PROJECTED 12/31/2021	2021 ADOPTED BUDGET	2022 ADOPTED BUDGET
INCOME:						
6310	Operating Assessments	61,981	118,161	180,142	180,142	181,934
6315	Reserve Assessments	9,156	17,494	26,650	26,650	52,371
6380	Interest - Operating	8	8	16	0	0
6385	Interest - Reserves	4	4	8	0	0
6410	Owner's Late Fees & Interest	387	387	774	0	0
	Other Income	0	0	0	0	0
	Subtotal Income	71,535	136,054	207,590	206,792	234,305
EXPENSES:						
ADMINISTRATIVE EXPENSE:						
7010	Management	6,015	6,015	12,030	10,583	12,030
7140	Office Expenses	1,015	1,015	2,030	1,854	2,030
7150	Accounting	325	2,750	3,075	3,750	3,100
7160	Legal Fees	0	0	0	500	1,000
7260	Annual Corporate Report	0	63	63	63	63
7270	Fees Payable to Division	176	0	176	224	180
7280	Contingency Expense	0	0	0	3,500	5,631
	Insurance Expense	14,240	45,220	59,460	59,460	59,933
	TOTAL ADMIN. EXPENSE	21,771	55,063	76,834	79,934	83,967
BUILDING EXPENSE:						
8010	R&M General	1,828	1,828	3,656	5,800	5,800
8015	Dryer Vent Cleaning	960	0	960	2,800	1,400
8090	Building Inspections	0	1,750	1,750	1,750	1,750
8130	Fire Alarm Monitoring Contract	2,913	2,913	5,826	8,473	6,850
	Fire Extinguisher Inspections	0	840	840	1,760	1,000
	Janitorial	0	1,950	1,950	0	5,460
	Roof Maintenance Program	0	1,375	1,375	0	1,925
	Roof Algicide/Cleaning	0	0	0	0	3,360
	TOTAL BUILDING EXPENSE	5,701	10,656	16,357	20,583	27,545
GROUNDS EXPENSE:						
8510	Landscape Maintenance	9,757	9,757	19,515	28,000	25,460
8520	Irrigation Maint & Repair	812	812	1,624	925	2,200
	Pest Control - Landscape	0	0	0	0	1,930
8530	Plant Replacement	480	480	960	2,600	2,600
8540	Mulch	0	2,449	2,449	6,700	3,304

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8560	Pest Control-Exterior	640	640	1,280	9,400	1,428
8565	Paver Maintenance	0	0	0	2,000	2,000
	TOTAL GROUNDS	11,690	14,139	25,828	49,625	38,922
	UTILITIES:					
	Electricity	0	1,500	1,500	2,000	2,100
	Water	8,319	8,319	16,639	28,000	29,400
	TOTAL UTILITIES	8,319	9,819	18,139	30,000	31,500
	RESERVE FUNDING:					
9905	Pooled Reserve Funding	9,156	17,494	26,650	26,650	52,371
	Reserves Interest	3	3	5	0	0
	TOTAL RESERVE FUNDING	9,158	17,497	26,655	26,650	52,371
	TOTAL EXPENSES	56,640	107,174	163,814	206,792	234,305
	UNDER (OVER) BUDGET	14,895	28,880	43,776	0	0
	QUARTERLY DUES PER UNIT					\$ 1,046.00