

# Campo Verde 2017 BUDGET

## Operating Budget

**Approved**

Lots =	<b>102</b>	Rate =	<b>\$ 80.00</b>	Frequency =	<b>12</b>
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month = 12, Quarterly = 4, Semi-annual = 2

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>INCOME</b>													
100% TOTAL Homeowner Assessments	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	97,920
6310 Homeowner Assessments	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	8,160	97,920
6312 Bad Debt - (write off assessments)	-	-	-	-	-	-	-	-	-	-	-	-	-
6320 Late Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-
6321 NSF Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6325 HOA Resale Transfer Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6345 Lien Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6355 Fine/Violations	-	-	-	-	-	-	-	-	-	-	-	-	-
6390 Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
6395 Reserve Transfer	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(1,280)	(15,360)
<b>Total Income</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>6,880</b>	<b>82,560</b>

### OPERATING EXPENSES

<b>Maintenance</b>													
8407 Palm Tree Trimming	-	-	-	-	-	-	-	900	-	-	-	-	900
8410 Backflow Testing	-	-	-	-	-	110	-	-	-	-	-	-	110
8420 Electrical Repair	100	-	-	125	-	-	100	-	-	125	-	-	450
8430 Irrigation Repairs	150	150	150	150	150	150	150	150	150	150	150	150	1,800
8432 Storm Damage	-	-	-	-	-	-	75	75	75	-	-	-	225
8435 Plant/Tree Replacement	125	125	125	125	125	125	125	125	125	125	125	125	1,500
8440 Tree Trimming	-	-	-	-	-	-	5,200	-	-	-	-	-	5,200
8445 Overseeding	-	-	-	-	-	-	-	-	-	2,400	-	-	2,400
8450 Common Area Maintenance	25	25	25	25	25	25	25	25	25	25	25	25	300
<b>Sub-Total</b>	<b>400</b>	<b>300</b>	<b>300</b>	<b>425</b>	<b>300</b>	<b>410</b>	<b>5,675</b>	<b>1,275</b>	<b>375</b>	<b>2,825</b>	<b>300</b>	<b>300</b>	<b>12,885</b>

<b>Site Improvement</b>													
8115 Annual Flowers	-	-	-	900	-	-	-	-	-	900	-	-	1,800
8120 Vandalism	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub-Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>900</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>900</b>	<b>-</b>	<b>-</b>	<b>1,800</b>

<b>Contract Services</b>													
8510 Landscape Contract	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
8515 Pest Control	140	140	140	140	140	140	140	140	140	140	140	140	1,680
8520 Tot Lot/Light Maintenance	115	-	-	115	-	-	115	-	-	115	-	-	460
<b>Sub-Total</b>	<b>2,255</b>	<b>2,140</b>	<b>2,140</b>	<b>2,255</b>	<b>2,140</b>	<b>2,140</b>	<b>2,255</b>	<b>2,140</b>	<b>2,140</b>	<b>2,255</b>	<b>2,140</b>	<b>2,140</b>	<b>26,140</b>

<b>Utilities</b>													
8305 Electric	275	250	220	210	250	240	225	225	225	240	280	275	2,915
8310 Water	900	600	700	1,000	1,500	2,000	2,000	2,500	3,000	1,400	1,200	1,200	18,000
<b>Sub-Total</b>	<b>1,175</b>	<b>850</b>	<b>920</b>	<b>1,210</b>	<b>1,750</b>	<b>2,240</b>	<b>2,225</b>	<b>2,725</b>	<b>3,225</b>	<b>1,640</b>	<b>1,480</b>	<b>1,475</b>	<b>20,915</b>

<b>Administrative Expenses</b>													
7005 Management Fees	773	773	773	773	773	773	773	773	773	773	773	773	9,276
7010 Legal Fees	100	100	100	100	100	100	100	100	100	100	100	100	1,200

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	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
7011 Lates/Collections/Fines	200	200	200	175	200	140	175	143	200	200	200	200	2,233
7012 Small Claims	-	-	-	-	-	-	-	-	-	-	-	-	-
7025 Postage/Copies/Envelopes	340	50	215	150	125	100	100	100	100	100	100	100	1,580
7027 Storage Box Fee	11	11	11	11	11	11	11	11	11	11	11	11	131
7030 Insurance	-	-	-	-	-	-	-	2,900	-	-	-	-	2,900
7035 Property Taxes	-	-	-	-	-	-	-	-	5	-	-	-	5
7041 State & Local Tax	-	-	50	-	-	-	-	-	-	-	-	-	50
7042 Corporate Taxes/Filing Fees	155	-	-	-	10	-	-	-	-	-	-	-	165
7045 Audit/Tax Prep	75	-	300	-	600	75	-	-	-	-	-	-	1,050
7055 Coupon Books	5	5	5	5	5	5	5	5	5	5	5	475	530
7070 Social Expenses	-	-	-	200	-	-	-	-	-	1,500	-	-	1,700
<b>Sub-Total</b>	<b>1,659</b>	<b>1,139</b>	<b>1,654</b>	<b>1,414</b>	<b>1,824</b>	<b>1,204</b>	<b>1,164</b>	<b>4,032</b>	<b>1,194</b>	<b>2,689</b>	<b>1,189</b>	<b>1,659</b>	<b>20,820</b>
<b>Total Operating Expense</b>	<b>5,489</b>	<b>4,429</b>	<b>5,014</b>	<b>6,204</b>	<b>6,014</b>	<b>5,994</b>	<b>11,319</b>	<b>10,172</b>	<b>6,934</b>	<b>10,309</b>	<b>5,109</b>	<b>5,574</b>	<b>82,560</b>
<b>Operating Surplus (Deficit)</b>	<b>1,391</b>	<b>2,452</b>	<b>1,867</b>	<b>676</b>	<b>866</b>	<b>886</b>	<b>(4,439)</b>	<b>(3,292)</b>	<b>(54)</b>	<b>(3,429)</b>	<b>1,771</b>	<b>1,306</b>	<b>-</b>