

# Montage at Mission Hills Budget 2005

| Account                      | Description                         | Proposed Budget |                | Actual       |
|------------------------------|-------------------------------------|-----------------|----------------|--------------|
|                              |                                     | Monthly<br>2005 | Annual<br>2005 | 2004         |
|                              | Assessment per Unit                 | \$103.00        | \$103.00       | \$99.71      |
| <b>Income</b>                |                                     |                 |                |              |
| 4110                         | Assessment Members                  | \$13,184.00     | \$158,208.00   | \$153,154.56 |
| 4125                         | Assessment Collection Reimbursement | \$0.00          | \$0.00         | \$0.00       |
| 4130                         | Interest Income                     | \$0.00          | \$0.00         | \$0.00       |
| 4135                         | Assessment Vioations                | \$0.00          | \$0.00         | \$0.00       |
| 4140                         | Late Assessment                     | \$0.00          | \$0.00         | \$0.00       |
| 4142                         | Bank Charges                        |                 |                |              |
| 4150                         | Special Assessment                  |                 |                |              |
| 4155                         | Architectural Fees                  |                 |                |              |
| 4160                         | Newsletter Ads                      |                 |                |              |
| 4180                         | Security Assessments                |                 |                |              |
| 4190                         | Gate Clickers/Keys                  |                 |                |              |
| 4195                         | Misc Income                         |                 |                |              |
|                              | <b>Total Income</b>                 | \$13,184.00     | \$158,208.00   | \$153,154.56 |
| <b>Transfers</b>             |                                     |                 |                |              |
| 5000                         | Reserve Loan                        | \$0.00          | \$0.00         | \$0.00       |
| 5010                         | Less Reserves                       | \$1,000.00      | \$12,000.00    | \$12,000.00  |
| 5011                         | Excess Funds Transfer               | \$0.00          | \$0.00         | \$0.00       |
| 5015                         | Less Reserves Interest              |                 |                |              |
|                              | <b>Total Reserves</b>               | \$1,000.00      | \$12,000.00    | \$12,000.00  |
|                              | <b>Income after Reserves</b>        | \$12,184.00     | \$146,208.00   | \$141,154.56 |
| <b>Operating Expenses</b>    |                                     |                 |                |              |
| <b>Utilities</b>             |                                     |                 |                |              |
| 5020                         | Electricity                         | \$650.00        | \$7,800.00     | \$7,800.00   |
| 5021                         | Mailbox Lighting Electricity        |                 |                |              |
| 5040                         | Gate Telephones                     | \$0.00          | \$0.00         | \$0.00       |
| 5050                         | Water                               | \$300.00        | \$3,600.00     | \$3,600.00   |
|                              | <b>Subtotal Utilities</b>           | \$950.00        | \$11,400.00    | \$11,400.00  |
| <b>Landscape Maintenance</b> |                                     |                 |                |              |
| 5110                         | Landscape Contract                  | \$1,800.00      | \$21,600.00    | \$21,600.00  |

| Account | Description                          | Proposed Budget   |                    | Actual<br>2004     |
|---------|--------------------------------------|-------------------|--------------------|--------------------|
|         |                                      | Monthly<br>2005   | Annual<br>2005     |                    |
| 5120    | Landscape Extras                     | \$55.00           | \$660.00           | \$660.00           |
| 5130    | Sprinkler Maintenance                | \$25.00           | \$300.00           | \$300.00           |
| 5140    | Tree Trimming                        | \$300.00          | \$3,600.00         | \$3,600.00         |
| 5145    | Tree Removal                         | \$0.00            | \$0.00             | \$0.00             |
| 5150    | Annual Color                         | \$100.00          | \$1,200.00         | \$1,200.00         |
| 5160    | Seed/Fertilizer/Scalping             | \$50.00           | \$600.00           | \$600.00           |
| 5170    | New Plants                           | \$10.00           | \$120.00           | \$120.00           |
|         | <b>Subtotal Landscape</b>            | <b>\$2,340.00</b> | <b>\$28,080.00</b> | <b>\$28,080.00</b> |
|         | <b>Entrance Fountains</b>            |                   |                    |                    |
| 5210    | Contract Maintenance                 | \$100.00          | \$1,200.00         | \$1,200.00         |
| 5220    | Equipment Repair                     | \$0.00            | \$0.00             | \$0.00             |
|         | <b>Subtotal Pools</b>                | <b>\$100.00</b>   | <b>\$1,200.00</b>  | <b>\$1,200.00</b>  |
|         | <b>Hardscapes</b>                    |                   |                    |                    |
| 5320    | Painting - Block Wall/Gate Touch Up  | \$0.00            | \$0.00             | \$0.00             |
| 5341    | Grounds Misc                         | \$0.00            | \$0.00             | \$0.00             |
| 5343    | Street Repairs                       | \$0.00            | \$0.00             | \$0.00             |
| 5345    | Street Sweeping                      | \$320.00          | \$3,840.00         | \$3,840.00         |
| 5365    | Electrical/Lighting Repair/Relamping | \$95.00           | \$1,140.00         | \$1,140.00         |
| 5370    | Pest Control                         | \$0.00            | \$0.00             | \$0.00             |
| 5380    | Signs                                | \$0.00            | \$0.00             | \$0.00             |
| 5385    | Block Wall Minor Repairs             | \$0.00            | \$0.00             | \$0.00             |
| 5390    | Security                             | \$0.00            | \$0.00             | \$0.00             |
| 5395    | Gate Metal/Motor/Arm Repairs         | \$150.00          | \$1,800.00         | \$1,800.00         |
| 5399    | Gate Phone Repairs                   | \$0.00            | \$0.00             | \$0.00             |
|         | <b>Subtotal Buildings</b>            | <b>\$565.00</b>   | <b>\$6,780.00</b>  | <b>\$6,780.00</b>  |
|         | <b>Administration</b>                |                   |                    |                    |
| 5455    | Permits                              | \$0.00            | \$0.00             | \$0.00             |
| 5460    | Licenses                             |                   |                    |                    |
| 5465    | Reserve Study                        | \$65.00           | \$780.00           | \$780.00           |
| 5468    | Professional Fee                     |                   |                    |                    |
| 5470    | Audit                                | \$100.00          | \$1,200.00         | \$1,200.00         |
| 5480    | Franchise Tax                        | \$25.00           | \$300.00           | \$300.00           |
| 5490    | Internal Revenue Service             | \$40.00           | \$480.00           | \$480.00           |
| 5503    | Property Taxes                       |                   |                    |                    |
| 5505    | Legal                                | \$100.00          | \$1,200.00         | \$1,200.00         |
| 5510    | Assessment Collection Fees           |                   |                    |                    |
| 5511    | CAI Membership                       |                   |                    |                    |
| 5512    | Bad Debits Expense                   |                   |                    |                    |
| 5513    | Meeting & Board Expense              | \$0.00            | \$0.00             | \$0.00             |

| Account | Description                     | Proposed Budget    |                     | Actual<br>2004      |
|---------|---------------------------------|--------------------|---------------------|---------------------|
|         |                                 | Monthly<br>2005    | Annual<br>2005      |                     |
| 5515    | Mission Hills Social Membership | \$5,440.00         | \$65,280.00         | \$61,440.00         |
| 5520    | Insurance                       | \$500.00           | \$6,000.00          | \$6,000.00          |
| 5525    | Insurance Claims                | \$0.00             | \$0.00              | \$0.00              |
| 5530    | Management Services             | \$1,800.00         | \$21,600.00         | \$21,600.00         |
| 5535    | End of Year Closing             | \$41.67            | \$500.00            | \$500.00            |
| 5540    | Printing/Postage                | \$80.00            | \$960.00            | \$960.00            |
| 5545    | Bank Charges                    |                    |                     |                     |
| 5550    | Miscellaneous                   | \$33.33            | \$400.00            | \$400.00            |
|         | <b>Subtotal Administration</b>  | <b>\$8,225.00</b>  | <b>\$98,700.00</b>  | <b>\$94,860.00</b>  |
|         | <b>Total Operating Expenses</b> | <b>\$12,180.00</b> | <b>\$146,160.00</b> | <b>\$142,320.00</b> |
| 3990    | <b>Net Income (Loss)</b>        | <b>\$4.00</b>      | <b>\$48.00</b>      | <b>(\$1,165.44)</b> |

### Reserve Expenses

- 2224 Block Wall Major Repairs/Replacement
- 2242 Entrance Signs Replacement
- 2248 Mailbox Replacement
- 2300 Landscape Controllers/Clocks Replacement
- 2301 Landscape Backflow Valve Replacement
- 2303 Lighting Systems/Meter Cabinet Replacement
- 2304 Painting Block Walls/Gates
- 2307 Curb Replacement
- 2308 Streets Sealing/Replacement
- 2309 Fountain Replaster/Refurbish
- 2312 Fountain Equipment Replacement
- 2317 Entry Gates/Operator/Loop Replacement
- 2318 Entry Gate Phone Replacement
- 2320 Unallocated Reserves
- 2330 Reserve Interest