Montage at Mission Hills 2019 Budget

Hardscapes Maintenance

Account Description 2019 2019 2017 4110 Assessment Members \$240 \$30,720 \$368,640 4125 Collection Reimbursement \$25 \$300 4130 Interest \$198 \$2,381 4135 Assessment Violations \$117 \$200 4140 Late Assessment \$60 \$720 4141 Admin Fee L/C (new Jan 2011) \$12 \$144 4142 Bank Charges \$4 \$50 4150 Special Assessment \$0 \$0 4150 Newsletter Ads \$0 \$0 4180 Recurity Assessments \$0 \$0 4180 Gate Clickers/Keys \$0 \$0 4190 Gate Clickers/Keys \$0 \$0 4190 Misc. Income > Transfer Fee (new Jan 2011) \$0 \$0 5000 Reserve Loan \$0 \$0 5010 Less Reserves \$0 \$0 5010 Less Reserves \$0 \$0 5010 Less Reserves \$0 \$0 5010 Eyeses Funds Transfer \$0 \$0 5011 Eyes Reserves	Approved	at November 8, 2018 Box	ard Meeting	Monthly	Monthly	Annual
Description 2019 2019 2019 2017 4110 Assessment Members \$240 \$30,720 \$388,640 4125 Collection Reimbursement \$255 \$3000 4130 Interest \$198 \$2,3811 4135 Assessment Violations \$177 \$200 4140 Late Assessment \$600 \$720 4141 Admin Fee L/C (new Jan 2011) \$12 \$1444 4142 Bank Charges \$4 \$500 4155 Architectural Fees \$0 \$0 \$0 4155 Architectural Fees \$0 \$0 \$0 4155 Architectural Fees \$0 \$0 \$0 4190 Gate Clickers/Keys \$0 \$0 \$0 \$0 4190 Gate Clickers/Keys \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$			_	Assmt	-	Budget
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A125 Collection Reimbursement \$25 \$300 A130 Interest \$198 \$2,381 A135 Assessment Violations \$17 \$200 A140 Late Assessment \$60 \$720 A141 Admin Fee L/C (new Jan 2011) \$12 \$144 A142 Bank Charges \$4 \$550 A150 Special Assessment \$0 \$0 \$0 A155 Architectural Fees \$0 \$0 A155 Architectural Fees \$0 \$0 A160 Newsletter Ads \$0 \$0 A160 Newsletter Ads \$0 \$0 A160 Security Assessments \$0 \$0 S00 Reserve Loan \$0 \$0 S00 Seserve Loan \$0 \$0 S00 Reserve Loan \$0 \$0 S010 Less Reserves \$4,054 \$48,644 S010a Palm Tree Plan Surcharge (2018 thru 2027) \$3,167 \$38,004 S011 Excess Funds Transfer \$0 \$0 S015 Less Restricted Interest \$10 \$68,0029 Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities \$148 \$1,778 S020 Electricity \$884 \$10,612 S020 Electricity \$884 \$10,612 S020 Electricity \$11 \$136 S040 Gate Telephone \$148 \$1,778 S050 Water \$420 \$5,041 Subtotal Utilities \$1,580 \$18,960 S100 Landscape Extras \$67 \$800 S010 Landscape Extras \$67 \$800 S010 Secol/Scalp/Fertilizer \$3 \$3,55 S160 Secol/Scalp/Fertilizer \$3 \$3,55 S160 Secol/Scalp/Fertilizer \$3 \$3,50 S010 Secol/Scalp/Fertilizer \$3 \$3,50 S010 Secol/Scalp/Fertilizer \$3 \$3,50 S010 Secol/Scalp/Fertilizer \$3,50 S010 S	4110	•				
4130 Interest \$198 \$2,381 4135 Assessment Violations \$17 \$2000 4140 Late Assessment \$60 \$720 4141 Admin Fee L/C (new Jan 2011) \$12 \$144 4142 Bank Charges \$4 \$50 4155 Architectural Fees \$0 \$0 4160 Newsletter Ads \$0 \$0 4180 Security Assessment \$0 \$0 4190 Gate Clickers/Keys \$0 \$0 4190 Misc. Income > Transfer Fee (new Jan 2011) \$0 \$0 500 Reserve Loan \$0 \$0 5010 Less Reserves \$(\$4,054) \$(\$48,644) 5010a Palm Tree Plan Surcharge (2018 thru 2027) \$(\$3,167) \$(\$38,004) 5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest \$(\$198) \$(\$23,381) 5020 Electricity \$884 \$10,612 5020 Electricity \$884 \$11,756 5040 Gate Telephone \$148 \$1,778 5050 Water \$200 \$5,041 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 5040 Gate Telephone \$148 \$1,778 5050 Water \$0 \$0 \$0 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$1,580 \$18,960 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 \$0 5150 Annual Color \$0 \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 5210 Contract Maintenance \$2,06 \$2,460 5220 Equipment Repair \$420 \$5,041 Entrance Fountains \$2,00 \$2,400 5220 Equipment Repair \$420 \$5,001	4125	Collection Reimbursement		,		
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A140 Late Assessment \$60 \$720	4135	Assessment Violations				
1414 Admin Fee L/C (new Jan 2011)						·
4142 Bank Charges \$4 \$50 4155 Special Assessment \$0 \$0 4155 Architectural Fees \$0 \$0 4160 Newsletter Ads \$0 \$0 4180 Security Assessments \$0 \$0 4190 Gate Clickers/Keys \$0 \$0 4195 Misc. Income > Transfer Fee (new Jan 2011) \$0 \$0 Transfers 5000 Reserve Loan \$0 \$0 5010 Less Reserves (\$4,054) (\$48,644) 5010 Less Reserves (\$0 \$0 5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest (\$198) (\$2,381) Total Reserves (\$7,419) (\$89,029) Income after Reserves (\$7,419) (\$89,029) Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities \$23,617 \$283,406 Operating Expenses Utilities \$11 \$136 5020 Electricity \$84 \$1,612 5021 Mailbox Liphting Electricity \$11 \$136 <t< td=""><td>4141</td><td>Admin Fee L/C (new Jan 201</td><td>1)</td><td></td><td>·</td><td></td></t<>	4141	Admin Fee L/C (new Jan 201	1)		·	
4150 Special Assessment 4155 Architectural Fees 4160 Newsletter Ads 4160 Newsletter Ads 4180 Security Assessments 4190 Gate Clickers/Keys 4195 Misc. Income ➤ Transfer Fee (new Jan 2011) Transfers 5000 Reserve Loan 5010 Less Reserves 5010 Less Reserves 5010 Less Reserves 1011 Excess Funds Transfer 1012 Income after Reserves 1015 Less Restricted Interest 1016 Total Reserves 1016 Less Reserves 1016 Total Reserves 1017 Total Reserves 1018 (\$1938) 102 381,036 103 372,435 103 372,435 104 (\$48,644) 105 104 Palm Tree Plan Surcharge (2018 thru 2027) 1016 Excess Funds Transfer 1016 See Restricted Interest 1017 Surger Advances 1018 (\$1938) 1018 (\$22,381) 1018 (\$23,381) 1019 Surger Advances 1010 Landscape Maintenance 1010 Landscape Extras 1010 Surger Advances 1010 Landscape Extras 1010 Clandscape Extras 1010 Surger Advances 1010 Landscape Extras 1010 Landscape Extras 1010 Surger Advances		·	,			·
4155 Architectural Fees \$0 \$0 \$0 \$0 \$160 Newsletter Ads \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		•			•	
160 Newsletter Ads		•				
4180 Security Assessments \$0 \$0 4190 Gate Clickers/Keys \$0 \$0 4195 Misc. Income > Transfer Fee (new Jan 2011) \$0 \$0 Total Income \$31,036 \$372,435 Transfers 5000 Reserve Loan \$0 \$0 5010 Less Reserves (\$4,054) (\$48,644) 5010a Palm Tree Plan Surcharge (2018 thru 2027) (\$3,167) (\$38,004) 5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest (\$198) (\$2,381) Total Reserves (\$7,419) (\$89,029) Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities \$020 Electricity \$11 \$136 5020 Electricitity \$11 \$136 5020 Electricity \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Extras \$67 \$800 5120 Landscape Extras </td <td>4160</td> <td>Newsletter Ads</td> <td></td> <td></td> <td>·</td> <td></td>	4160	Newsletter Ads			·	
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Transfer Fee (new Jan 2011)		-				
Transfers \$31,036 \$372,435 5000 Reserve Loan \$0 \$0 5010 Less Reserves (\$4,054) (\$48,644) 5010a Palm Tree Plan Surcharge (2018 thru 2027) (\$3,167) (\$38,004) 5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest (\$198) (\$2,381) Total Reserves (\$7,419) (\$89,029) Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities 5020 Electricity \$884 \$10,612 5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Extras \$67 \$800 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5145 Tree Removal \$0 \$0 5150 An		•	(new Jan 2011)			
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5010 Less Reserves (\$4,054) (\$48,644) 5010a Palm Tree Plan Surcharge (2018 thru 2027) (\$3,167) (\$38,004) 5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest (\$198) (\$2,381) Total Reserves (\$7,419) (\$89,029) Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities 5020 Electricity \$884 \$10,612 5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$63 \$1,000 <td>5000</td> <td>Reserve Loan</td> <td></td> <td></td> <td>\$0</td> <td>\$0</td>	5000	Reserve Loan			\$0	\$0
5010a Palm Tree Plan Surcharge (2018 thru 2027) (\$3,167) (\$38,004) 5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest (\$198) (\$2,381) Total Reserves (\$7,419) (\$89,029) Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities 5020 Electricity \$884 \$10,612 5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$2468 \$29,610 <	5010	Less Reserves			(\$4,054)	
5011 Excess Funds Transfer \$0 \$0 5015 Less Restricted Interest (\$198) (\$2,381) Total Reserves (\$7,419) (\$89,029) Income after Reserves \$23,617 \$283,406 Operating Expenses Utilities 5020 Electricity \$884 \$10,612 5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$user Scale S	5010a	Palm Tree Plan Surcharge (2	(018 thru 2027)		,	, , ,
Total Reserves			,		·	
Total Reserves	5015	Less Restricted Interest				
Common after Reserves \$23,617 \$283,406			Total Reserves			
Utilities 5020 Electricity \$884 \$10,612 5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500		Inc	ome after Reserves	_	\$23,617	\$283,406
Utilities 5020 Electricity \$884 \$10,612 5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500		Operating Expenses				
5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500		· • •				
5021 Mailbox Lighting Electricity \$11 \$136 5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5020	Electricity			\$884	\$10,612
5040 Gate Telephone \$148 \$1,778 5050 Water \$420 \$5,041 Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5021	Mailbox Lighting Electricity			•	
Subtotal Utilities \$420 \$5,041 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500						
Subtotal Utilities \$1,464 \$17,567 Landscape Maintenance 5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Subtotal Landscape \$2,468 \$29,610 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5050	Water				
5110 Landscape Contract \$1,580 \$18,960 5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500			Subtotal Utilities	_		
5120 Landscape Extras \$67 \$800 5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Subtotal Landscape \$2,468 \$29,610 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500		Landscape Maintenance				
5130 Sprinkler Maintenance \$158 \$1,900 5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5110	Landscape Contract			\$1,580	\$18,960
5140 Tree Trimming \$576 \$6,915 5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5120	Landscape Extras			\$67	\$800
5145 Tree Removal \$0 \$0 5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Subtotal Landscape \$2,468 \$29,610 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5130	Sprinkler Maintenance			\$158	\$1,900
5150 Annual Color \$0 \$0 5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Subtotal Landscape \$2,468 \$29,610 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5140	Tree Trimming			\$576	\$6,915
5160 Seed/Scalp/Fertilizer \$3 \$35 5170 New Plants \$83 \$1,000 Subtotal Landscape \$2,468 \$29,610 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5145	Tree Removal			\$0	\$0
\$170 New Plants \$83 \$1,000 Subtotal Landscape \$2,468 \$29,610 Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5150	Annual Color			\$0	\$0
Subtotal Landscape \$2,468 \$29,610 Entrance Fountains \$200 \$2,400 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5160	Seed/Scalp/Fertilizer			\$3	\$35
Entrance Fountains 5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500	5170	New Plants			\$83	\$1,000
5210 Contract Maintenance \$200 \$2,400 5220 Equipment Repair \$42 \$500		- S	Subtotal Landscape		\$2,468	\$29,610
5220 Equipment Repair \$42 \$500		Entrance Fountains				
	5210	Contract Maintenance			\$200	\$2,400
Subtotal Fountains \$242 \$2,900	5220	Equipment Repair			\$42	\$500
			Subtotal Fountains		\$242	\$2,900

3990	Net Income (Loss)	\$0	\$0
	Total Operating Expenses	\$23,617	\$283,406
	Subtotal Administration	\$17,721	\$212,654
5550 Miscellaneous	· · · · · · · · · · · · · · · · · · ·	\$219	\$2,625
•	osits (new Jan 2011)	\$0	\$0
5545 Bank Charges	=	\$405 \$4	\$4,660 \$50
5535 Year End Clos 5540 Printing/Posta	•	\$52 \$ 4 05	\$620 \$4,860
	plation Services (new July 2014)	\$0 \$53	\$0 \$630
5531 PPM Internet	· ·	\$0 *0	\$0
5530 Management		\$2,562	\$30,744
5525 Insurance Cla		\$0	\$0
5520 Insurance		\$772	\$9,259
	fee (new Jan 2011)	\$0	\$0
5516 PPM Late Ad	min Fee (new Jan 2011)	\$12	\$144
5515 Mission Hills	· · · · · · · · · · · · · · · · · · ·	\$12,416	\$148,992
5513 Meeting & Bo	•	\$42	\$500
5512 Bad Debts Ex	•	\$0	\$0
5511 CAI Members		\$55	\$660
5510 Assessment (Collection Fee	Ψ633 \$25	\$300
5505 Legal	, , ,	\$833	\$10,000
5490 Internal Reve		\$0 \$0	\$90 \$0
5481 State Require		\$5 \$8	\$60 \$00
5470 Audit 5480 Franchise Tax	,	\$121	\$1,450
5468 Professional I	-ee	\$133 \$404	\$1,600
5465 Reserve Stud	•	\$38	\$450
5460 Licenses		\$21	\$250
5455 Permits		\$0	\$0
Administration	on Cost		
	Subtotal Hardscapes	\$1,723	\$20,675
5399 Gate Phone F	•	\$8	\$100
5395 Gate Metal/M		\$250	\$3,000
5390 Security		\$0	\$0
5385 Block Wall Mi	nor Repairs	\$0	\$0
5380 Signs		\$0	\$0
5370 Pest Control		\$190	\$2,275
	ting Repair/Relamping	\$578	\$6,940
5363 Holiday Déco		\$223	\$2,680
5350 Retention Bas	-	\$0	\$0
5345 Street Sweep		\$390	\$4,680
5343 Street Repairs		\$0	\$0
5341 Grounds Misc	•	\$83	\$1,000
5320 Painting Blo	ck Wall/Gate Touch Up	\$0	\$0

Jan 2019 Reserve Study

by Tom Tousignant, Treasurer Approved by Board November 8, 2018

5 Year Pro Forma Budget

Mantan	5 Year Pro Forma Budget							
Montage at Mission Hills Homeowners' Association Report Date: 01/01/2019		Current	Voor	Voor	Voor	Voor	Voor	
•	ear: 01/01/19 - 12/31/19	Current Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Americal
Account		2018	2019	2020	2021	2022	2023	Annual Increase
	I Income	2010	2013	2020	2021	2022	2020	(% per Yr)
4110	Regular Assessments	353,280	368,640	384,000	399,360	414,720	431,616	4%
4125	Collection Reimbursement	150	300,040	0 004	0	0	431,010	Est.
4130	Interest Income (accumulated in Reserves)	135	2,381	4,533	5,837	7,678	9,628	Calc.
4135	Assessment Violations	0	200	100	100	100	100	Est.
4140	Late Assessments	1,113	720	756	794	834	876	5%
4141	Admin Fee L/C (new Jan 2011)	528	144	151	159	167	175	5%
4142	Bank Charges	0	50	0	0	0	0	Est.
4150	Special Assessments	Ö	0	0	0	0	ő	Est.
4155	Architectural Fees	Ō	0	0	0	Õ	Ő	Est.
4160	Newsletter Advertising	Ō	Ō	0	0	0	0	Est.
4180	Security Assessments	0	Ö	Õ	0	Ö	Ö	Est.
4190	Gate Clickers/Keys	Ö	Ö	Õ	0	0	0	Est.
4195	Transfer Fee (new Jan 2011)	ō	Ö	0	Ö	Ŏ	Ö	Est.
	Total Potential Income	355,206	372,435	389,540	406,250	423,499	442,395	4.4%
		,	,	,	,	,	,	
Reserve	s							
5000	Reserve Loan	0	0	0	0	0	0	Est.
5010	Less Reserves	(43,056)	(48,644)	(54,972)	(61,572)	(68,952)	(77,232)	12.5%
5010a	Palm Tree Plan Surcharge (2018 thru 2027)	(38,000)	(38,004)	(38,004)	(38,004)	(38,004)	(38,004)	Est.
5011	Excess Funds Transfer	0	0	0	0	0	0	
5015	Less Restricted Interest	(135)	(2,381)	(4,533)	(5,837)	(7,678)	(9,628)	Calc.
	Total Reserves	(81,191)	(89,029)	(97,509)	(105,413)	(114,634)	(124,864)	8.7%
	-							
	Income after Reserves	274,015	283,406	292,031	300,837	308,865	317,531	2.9%
0								
	ng Expenses							
Utilities	Classicity.	44.005	10.010	44.070	10.010		4 = = 0.0	40.00/
5020	Electricity	11,385	10,612	11,673	12,840	14,124	15,536	10.0%
5021	Mailbox Lighting Electricity	128	136	150	165	182	200	10.0%
5040	Gate Telephone	1,580	1,778	1,867	1,960	2,058	2,161	5.0%
5050	Water	4,312	5,041	5,192	5,348	5,508	5,673	3.0%
	Subtotal Utilities	17,405	17,567	18,882	20,313	21,872	23,570	8.0%
Landsca	ipe Maintenance							
5110	Landscape Contract	19,200	18,960	19,908	20,903	21,948	23.045	5%
5120	Landscape Extras	2,000	800	880	968	1,065	1,172	10%
5130	Sprinkler Maintenance	1,500	1,900	2,090	2,299	2,529	2,782	10%
5140	Tree Trimming	4,860	6,915	7,607	8,368	9,205	10,126	10%
5145	Tree Removal	0	0,010	0	0,000	0,200	0	Est.
5150	Annual Color	0	0	0	0	0	0	Est.
5160	Seed/Scalp/Fertilize	75	35	36	37	38	39	2%
5170	New Plants	1,200	1,000	1,100	1,210	1,331	1,464	10%
	Subtotal Landscape	28,835	29,610	31,621	33,785	36,116	38,628	6.8%
	·	•	•	,	•	,	,	
	Entrance Fountains							
5210	0 Contract Maintenance	2,400	2,400	2,448	2,497	2,547	2,598	2%
5220	0 Equipment Repair	200	500	200	200	200	200	0%
	Subtotal Fountains	2,600	2,900	2,648	2,697	2,747	2,798	1.8%
	Hardscapes Maintenance							
	0 Painting - Block Wall/Gate Touch Up	500	0	500	0	0	0	Est.
	1 Grounds Misc.	2,000	1,000	1,100	1,210	1,331	1,464	10%
	3 Street Repairs	0	0	0	500	0	0	Est.
	5 Street Sweeping	4,680	4,680	4,914	5,160	5,418	5,689	5%
5350	0 Retention Basin Well Pumping	0	0	1,500	0	0	0	Est.

Report Date: 01/01/2019 Fiscal Year: 01/01/19 - 12/31 Account	/19 Description	Current Budget 2018	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Annual Increase
	- Description							
5363 Holiday Décor	Demokal Della manika m	3,214	2,680	2,734	2,789	2,845	2,902	2%
5365 Electrical/Lighting	Repair/Relamping	6,159	6,940	7,287	7,651	8,034	8,436	5%
5370 Pest Control		2,205	2,275	2,321	2,367	2,414	2,462	2%
5380 Signs		200	0	200	0	0	0	Est.
5385 Block Wall Minor F	•	0	0	500	0	0	0	Est.
5390 Security/keys/click		0	0	0	0	0	0	Est.
5395 Gate Metal/Motor/		5,500	3,000	3,150	3,308	3,473	3,647	5%
5399 Gate Phone Repair	irs _	0	100	105	110	116	122	5%
	Subtotal Hardscapes	24,458	20,675	24,311	23,095	23,631	24,722	4.6%
Administration C	ost							
5455 Permits		0	0	0	0	0	0	0%
5460 Licenses		150	250	255	260	265	270	2%
5465 Reserve Study		0	450	0	0	500	0	Est.
5468 Professional Fee		0	1,600	1,152	1,175	1,199	1,223	2%
5470 Audit		1,450	1,450	1,500	1,500	1,550	1,550	Est.
5480 Franchise Tax		10	60	10	10	10	10	Est.
5481 State Required Fo	rms	90	90	35	35	35	35	Est.
5490 Internal Revenue		0	0	0	0	0	0	Est.
5505 Legal Services		9.500	10,000	1,000	1,000	1,000	1,000	Est.
5510 Assessment Collection Fee		0,000	300	0,000	1,000	0,000	1,000	Est.
5511 CAI Membership		760	660	693	728	764	802	5%
5512 Bad Debts Expense		0	0	093	0	0	0	Est.
5513 Meeting & Board E		800	500	500	500	500	500	Est.
5515 Mission Hills Socia	•	142,464	148,992	156,442	164,264	172,477	181,101	5%
5516 PPM Late Admin F	•	400	146,992	150,442	162	172,477	,	5% 6%
5517 PPM Transfer fee	,	400	0				182	
5520 Insurance	(Hew Sail 2011)	4.005	_	0 527	0 000	0	0	Est. 3%
5525 Insurance Claims			9,259	9,537	9,823	10,118	10,422	
5530 Management Serv	iooo	0	0	0	0	0	0	0%
5531 PPM website	ices	30,744	30,744	31,359	31,986	32,626	33,279	2%
	= Comitoes (nov. lab. 2014)	0	0	0	0	0	0	0%
	n Services (new July 2014)	0	0	0	0	0	0	0%
5535 End of Year Closing		525	620	632	645	658	671	2%
5540 Printing/Postage		6,305	4,860	4,957	5,056	5,157	5,260	2%
5545 Bank Charges		0	50	50	50	50	50	0%
5548 PY Pool Deposits (new Jan 2011)		0	0	0	0	0	0	0%
5550 Miscellaneous/Cor	· ·	3,514	2,625	3,619	3,728	3,840	3,955	3%
	Subtotal Administration	200,717	212,654	211,894	220,922	230,921	240,310	3.0%
	Total Operating Expenses	274,015	283,406	289,356	300,812	315,287	330,028	3.8%
3990	Net Income (Loss)	0	0	2,675	25	(6,422)	(12,497)	
Number of Units / Members		128	128	128	128	128	128	
\$ Per Unit / Month		230	240	250	260	270	281	4.0%