

# Chateau Foret HOA

BUDGET OVERVIEW: FY\_2017\_2018 - FY18 P&L

October 2017 - September 2018

	TOTAL
<b>INCOME</b>	
Monthly Assessments	345,600.00
Other Income & Fees	2,500.00
Laundry Income	2,500.00
<b>Total Other Income &amp; Fees</b>	<b>5,000.00</b>
<b>Total Income</b>	<b>\$350,600.00</b>
<b>GROSS PROFIT</b>	<b>\$350,600.00</b>
<b>EXPENSES</b>	
Administrative	
Consultation Fees	2,500.00
Copies & Postage	3,350.00
Insurance - D&O Policy	1,562.00
Insurance - Flood & Earthquake	6,500.00
Insurance - General	18,000.00
Insurance - Workers Compensatio	495.00
Management Fees	29,899.00
Professional Services	
Accounting Fees	2,500.00
Audit Fees	2,500.00
Legal Fees	20,004.00
<b>Total Professional Services</b>	<b>25,004.00</b>
<b>Total Administrative</b>	<b>87,310.00</b>
Common Area Maintenance	
Building Repairs	1,000.00
Common Area Expense	4,500.00
Landscaping	7,000.00
Landscaping - Basic Contract	18,300.00
Landscaping - Sprinklers Repair	1,000.00
Locksmith	250.00
On-Site Maintenance	36,750.00
Pest Control	750.00
Pool Maintenance & Repairs	6,000.00
Roofing	1,000.00
Snow Removal	4,000.00
Snow Removal-Salt & Ice Melt	1,500.00
Supplies	3,735.00
Tree Maintenance	2,806.00
<b>Total Common Area Maintenance</b>	<b>88,591.00</b>
Reserve Transfers	
Transfer to Reserve	95,429.00
<b>Total Reserve Transfers</b>	<b>95,429.00</b>
Utilities	
Electricity	10,500.00

	TOTAL
Gas	8,900.00
Sewer	10,008.00
Waste Removal	8,004.00
Water	22,008.00
<b>Total Utilities</b>	<b>59,420.00</b>
<b>Total Expenses</b>	<b>\$330,750.00</b>
NET OPERATING INCOME	<b>\$19,850.00</b>
OTHER INCOME	
Reserve Capital Income	
Interest Income	50.00
<b>Total Reserve Capital Income</b>	<b>50.00</b>
Reserve Transfer from Operating	95,429.00
<b>Total Other Income</b>	<b>\$95,479.00</b>
OTHER EXPENSES	
Reserve Account Fuding	32,508.00
Reserve Capital Expenses	
3 Balcony Decks	6,000.00
Asphalt Seal Coat	17,004.00
Cement Deck Repairs	6,000.00
Fire Hydrant Expense	6,800.00
Metal Fence Paint & Repairs	10,008.00
Tree Removal and Replace	4,500.00
Water Heaters	4,500.00
<b>Total Reserve Capital Expenses</b>	<b>54,812.00</b>
Roof Loan Payments	28,008.00
<b>Total Other Expenses</b>	<b>\$115,328.00</b>
NET OTHER INCOME	<b>\$ -19,849.00</b>
NET INCOME	<b>\$1.00</b>