



# The Management Trust

KOCAL DIVISION

## HAMPTON VILLAGE OWNERS ASSOCIATION

OPERATING BUDGET: 2017

	264 UNITS PER MONTH	MONTHLY BUDGET	ANNUAL BUDGET
<b>INCOME</b>			
60000 Member Asmts	280.00	73,920.00	887,040.00
<b>TOTAL INCOME</b>	<b>280.00</b>	<b>73,920.00</b>	<b>887,040.00</b>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
70000 Management Monthly Fee	19.26	5,085.59	61,027.08
70040 Management Extra Meetings	0.32	84.48	1,013.76
70080 Mgmt. Extras-lates/liens	1.58	417.12	5,005.44
70200 Audit/Review/tax prep	0.47	125.00	1,500.00
70800 Income Taxes	0.35	92.40	1,108.80
70920 Insurance	20.87	5,509.79	66,117.44
70960 Insurance - Flood	73.78	19,477.92	233,735.04
71040 Legal	2.37	625.68	7,508.16
71400 Office/Admin. Expense	1.01	266.67	3,200.00
71520 Postage & Delivery	0.63	166.67	2,000.00
71760 Storage	0.03	9.00	108.00
71999 Bad Debt W/O	6.31	1,666.67	20,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>127.00</b>	<b>33,526.98</b>	<b>402,323.72</b>
<b>CONTINGENCY &amp; OTHER</b>			
78100 Contingency	0.77	203.38	2,440.56
<b>TOTAL CONTINGENCY &amp; OTHER EXPENSES</b>	<b>0.77</b>	<b>203.38</b>	<b>2,440.56</b>
<b>LANDSCAPE EXPENSES</b>			
73000 Landscape - Monthly Fee	20.27	5,351.28	64,215.36
73035 Landscape - Maintenance	2.53	667.92	8,015.04
73070 Annual Booster Pump Service	0.22	58.33	700.00
73175 Fertilizer & Chemicals	0.95	250.80	3,009.60
73280 Irrigation/Sprinkler	2.68	708.33	8,500.00
73805 Tree maint/ Trim/Removal	2.21	583.44	7,001.28
73875 Tree/Shrubs/Plants	1.89	500.00	6,000.00
<b>TOTAL LANDSCAPE EXPENSES</b>	<b>30.76</b>	<b>8,120.11</b>	<b>97,441.28</b>
<b>POOL EXPENSES</b>			
74000 Pool & Spa Contract	5.07	1,339.00	16,068.00
74050 Pool/Spa Repair	1.10	291.67	3,500.00
74100 Chemicals & Supplies	0.47	125.00	1,500.00
74400 Fees, Licenses & Permits	0.19	50.16	601.92
<b>TOTAL POOL EXPENSES</b>	<b>6.84</b>	<b>1,805.83</b>	<b>21,669.92</b>
<b>REPAIRS &amp; MAINTENANCE</b>			
72030 Back Flow Testing/Repairs	0.38	100.32	1,203.84
72430 Window Washing	1.42	375.00	4,500.00
72495 Janitorial Supplies	0.38	100.32	1,203.84
72515 Lighting Repair	5.68	1,500.00	18,000.00
72585 Misc. Repairs & Maintenance	5.21	1,375.00	16,500.00
72590 Shared Maint - Paseo	2.05	541.67	6,500.00



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72630 Pest Control	2.91	768.24	9,218.88
72870 Fire Extinguishers	0.51	134.64	1,615.68
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSE</b>	<b>18.54</b>	<b>4,895.19</b>	<b>58,742.24</b>
<b>RESERVE PROVISION</b>			
79000 Reserve Provision	50.24	13,262.67	159,152.00
<b>TOTAL RESERVE PROVISION</b>	<b>50.24</b>	<b>13,262.67</b>	<b>159,152.00</b>
<b>SECURITY/PARKING ENFORCEMENT</b>			
74105 Pool Security	4.17	1,100.88	13,210.56
76050 Fire Alarm Monitoring	2.94	776.16	9,313.92
76300 Security Services Contract	4.92	1,300.00	15,600.00
<b>TOTAL SECURITY/PARKING ENFORCEMENT</b>	<b>12.03</b>	<b>3,177.04</b>	<b>38,124.48</b>
<b>UTILITIES EXPENSES</b>			
77100 Electricity	11.97	3,160.42	37,925.00
77150 Gas	1.62	427.68	5,132.16
77475 Phone Fire Alarm	0.49	129.36	1,552.32
77600 Water & Sewer	19.74	5,211.36	62,536.32
<b>TOTAL UTILITIES EXPENSES</b>	<b>33.82</b>	<b>8,928.82</b>	<b>107,145.80</b>
<b>TOTAL EXPENSE</b>	<b>280.00</b>	<b>73,920.00</b>	<b>887,040.00</b>
<b>CURRENT YEAR NET INCOME/LOSS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>