

# Montclair HOA 2017 Proposed Budget

<b>MONTCLAIR HOA 2017 PROPOSED BUDGET</b>						
		<u>2016 Budget</u>	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2016 Actual Notes</u>	<u>2017 Budget Notes</u>
<b>Income</b>						
	Dues	33,600	\$25,120	\$33,600		
<b>Operating Expenses</b>						
	Bank Service Charges	15	\$8	\$15		
	Capital Improvements and Maint	4,205	\$990	\$0		
	Dog waste	450	\$536	\$480		Includes estimated invoices - 4 mos @ \$40
	Liability Insurance	700	\$625	\$700		
	Irrigation Maintenance	600	\$1,516	\$3,000		Includes 1500 for regular and 500 for algicide + 1000 for pump rebuild
	Landscape Maintenance Contract	22,634	\$17,604	\$24,753		\$23753 for contract + 1000 for dredging of pond
	Landscape Replacement and Repair	1,000	\$456	\$2,000		\$1000 for replacement/repair and \$1000 for tree trimming
	Licenses & Permits	0	\$45	\$50		
	Miscellaneous	500	\$150	\$400		
	Office Supplies	710	\$540	\$710		
	Postage & Delivery	0	\$90			
	Utilities	1,500	\$1,087	\$1,492		
	Reserve Fund Transfer	1,300	\$0	\$0	Need to move funds for 2016	
	<b>Total Expense</b>	<b>33,614</b>	<b>\$23,647</b>	<b>\$33,600</b>		
	<b>Operating Income/ (Loss)</b>	<b>-14</b>	<b>\$1,473</b>	<b>\$0</b>		
		=====	=====	=====		
	<b>End of year reserve fund balance</b>		<b>\$31,434</b>	<b>\$31,403</b>		
	<b>Current Checking account</b>		<b>\$14,452</b>			
	<b>New items for 2016</b>					
	Stain or paint for pond fence and shed					

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<b>Proposed items for 2017</b>					
Concrete edging to replace metal edging					
Fix settling pond drainage issues					
Power raking					
857 common area - improvement to turf - get a proposal from WD yards					
Removal of stakes for newer trees					