

**Montclair Homeowners Association  
2017 Budget**

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**INCOME**

Regime Fees	\$1,026,586.31
Miscellaneous Income	\$9,240.00
Includes: Late Fees, Boat Storage	
Interest Income, Clubhouse	
Cleaning	
<b>TOTAL INCOME</b>	<b>\$1,035,826.31</b>

**EXPENSE**

Copies/Supplies	\$3,000.00
Postage	\$790.00
Other Office Expense	\$8,780.00
Management Fees	\$30,000.00
Previous On Site Mgmt	\$61,694.00
Accounting	\$1,400.00
Legal	\$4,000.00
Website	\$175.00
Security Gates/Modems	\$16,502.00
Computer Support (IT)	\$1,210.00
Insurance (Hazard, G/L, etc.)	\$161,200.00
Flood Insurance	\$66,500.00
Water & Sewer/Irrigation	\$170,000.00
Electricity	\$29,000.00
Pest Control	\$9,400.00
Termite Bond	\$19,474.00
General Maintenance	\$48,500.00
Janitorial/Grounds Misc Supplies	\$5,965.00
Trash/Compactor Service	\$13,300.00
Pool Service	\$15,850.00
Pool Misc	\$3,200.00
Landscaping Contract	\$69,000.00
Tree Maintenance	\$12,000.00
Land Misc./Irrigation Repairs	\$10,750.00
Pond Maintenance	\$3,100.00
Contingency Fund	\$20,531.73
<b>TOTAL EXPENSES</b>	<b>\$785,321.73</b>

**NET INCOME OVER EXPENSE**                      **\$250,504.58** Reserve Transfer



## MONTCLAIR MONTHLY REGIME FEES

2 Bedroom Garden - \$340.00

3 Bedroom Garden - \$374.00

2 Bedroom Townhome - \$380.00

3 Bedroom Townhome - \$399.00