



# The Management Trust™

OWNER INSPIRED. CHALLENGE ACCEPTED

## RANCHO TEHAMA ASSOCIATION

OPERATING BUDGET: 2017

	2015 UNITS PER MONTH	MONTHLY BUDGET	ANNUAL BUDGET
<b>INCOME</b>			
60000 Member Assmts (Operating)	38.10	76,772.00	921,264.00
60000 Member Assmts (Reserve)	11.90	23,971.42	287,657.00
60900 Post Office Contract	1.08	2,166.67	26,000.00
60910 Post Office Key & Box Rental	1.16	2,333.33	28,000.00
61000 Late Charges	1.86	3,750.00	45,000.00
64200 Copy Service Fees	0.02	50.00	600.00
64275 Laundry Income	0.03	66.67	800.00
<b>TOTAL INCOME</b>	<b>54.15</b>	<b>109,110.08</b>	<b>1,309,321.00</b>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
70120 Accounting Services	3.50	7,048.75	84,585.00
70200 Audit/Taxes/Review	0.31	633.33	7,600.00
70360 Employee Training	0.12	250.00	3,000.00
70890 Late Fees/Penalty	0.00	8.33	100.00
70920 Insurance	1.86	3,750.00	45,000.00
71000 Workers Comp- Onsite Mgmt	0.18	366.67	4,400.00
71040 Legal Service - General	1.03	2,083.33	25,000.00
71090 Collection Fees	1.24	2,500.00	30,000.00
71140 Salary & Wages - Onsite Mgmt	3.02	6,083.33	73,000.00
71360 Office/Bank chg	0.01	14.42	173.00
71400 Clerical & Other Office Supplies	0.25	500.00	6,000.00
71420 Other Consulting	0.41	833.33	10,000.00
71480 Payroll Taxes - Onsite Mgmt	0.58	1,166.67	14,000.00
71520 Postage & Delivery	0.37	750.00	9,000.00
71600 Printing	0.70	1,416.67	17,000.00
71630 Real Property Taxes	0.25	500.00	6,000.00
71650 Business License & Fees	0.12	250.00	3,000.00
72530 Dues & Subscriptions	0.03	62.50	750.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>14.00</b>	<b>28,217.33</b>	<b>338,608.00</b>
<b>OTHER EXPENSE</b>			
71993 Foreclosed Lot Expenses	2.61	5,250.00	63,000.00
71999 Bad Debt Expense	1.65	3,333.33	40,000.00
78100 Contingency	0.34	694.67	8,336.00
<b>TOTAL OTHER EXPENSES</b>	<b>4.60</b>	<b>9,278.00</b>	<b>111,336.00</b>



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<b>GROUNDS</b>			
70520 Facility Supplies	0.29	583.33	7,000.00
70560 Copiers/Fax Contracts	0.07	150.00	1,800.00
71120 Salary & wages - Onsite Maint	4.76	9,583.33	115,000.00
71250 Reimbursed Mileage	0.04	75.00	900.00
71430 Payroll Taxes - Onsite Maint	0.91	1,841.67	22,100.00
71685 Workers Comp - Onsite Maint	0.29	583.33	7,000.00
72035 Vehicle Repairs	0.29	583.33	7,000.00
72245 Equipment Repair	0.33	666.67	8,000.00
72250 Equipment Rental	0.21	416.67	5,000.00
72260 Vehicle Expense	0.09	183.33	2,200.00
72540 Maint.Contract Lbr	0.10	208.33	2,500.00
72555 Maintenance Materials	1.03	2,083.33	25,000.00
72630 Pest Control	0.10	208.33	2,500.00
72645 Computers, Server, Networking	0.16	316.67	3,800.00
72927 Road Maintenance	2.69	5,416.67	65,000.00
73490 Parks Expense	0.08	166.67	2,000.00
73700 Special Projects	0.08	166.67	2,000.00
73992 Fire OTFF	0.19	375.00	4,500.00
76300 Alarm System	0.10	208.33	2,500.00
76450 Fuel & Oil	0.41	833.33	10,000.00
77100 Electricity	1.53	3,083.33	37,000.00
77150 Gas (Propane)	0.12	250.00	3,000.00
77200 Refuse & Disposal	7.44	15,000.00	180,000.00
77450 Telephone/Fax/Cellular	0.29	575.00	6,900.00
77603 Well Ponds, Fire Protection	0.04	83.33	1,000.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSE</b>	<b>21.66</b>	<b>43,641.67</b>	<b>523,700.00</b>
<b>POST OFFICE EXPENSE</b>			
74000 PO Wages	1.34	2,708.33	32,500.00
74050 PO Payroll Taxes	0.26	516.67	6,200.00
74100 PO Workers Comp	0.08	166.67	2,000.00
74250 PO Surety Bond	0.00	8.33	100.00
74300 PO Electricity	0.06	125.00	1,500.00
74325 Equipment Rental & Repair	0.02	46.67	560.00
74350 PO Security/Alarm	0.02	46.67	560.00
74352 PO Building & Ground Repairs	0.02	50.00	600.00
74400 PO Supplies	0.17	333.33	4,000.00
<b>TOTAL POST OFFICE EXPENSES</b>	<b>1.99</b>	<b>4,001.67</b>	<b>48,020.00</b>
<b>RESERVE PROVISION</b>			
79000 Reserve Provision	11.90	23,971.42	287,657.00
<b>TOTAL RESERVE PROVISION</b>	<b>11.90</b>	<b>23,971.42</b>	<b>287,657.00</b>
<b>TOTAL EXPENSE</b>	<b>54.15</b>	<b>109,110.08</b>	<b>1,309,321.00</b>
<b>CURRENT YEAR NET INCOME/LOSS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>