

Budget Comparison

2019

2020

Income

HOA Annual Fees	\$163,560.00	\$180,856.00
Club House User Fees	\$980.00	\$980.00
Fees&Interest Reimbursed	\$50.00	\$50.00
Pool-Guest/lost key Fees	\$300.00	\$225.00
Total Income	\$164,890.00	\$182,111.00

\$75 – per lost/replaced key

ARCHITECTURE

Miscellaneous	\$60.00	\$824.00
Total ARCHITECTURE	\$60.00	\$824.00

\$16 per month non-compliance letters; \$174 quarterly walk-through by AMS

Newsletter	\$120.00	\$120.00
Gsuite	\$1,200.00	\$1,440.00
Website & Listserv (paid thru 2021)	\$0.00	\$450.00
	\$1,320.00	\$2,010.00

increase starting in May

Admin	\$850.00	\$850.00
Business Licenses	\$50.00	\$50.00
Social-summer party	\$1,000.00	\$0.00
Garage Sale Expense	\$200.00	\$200.00
Reserve Study	\$1,500.00	\$900.00
Accounting	\$2,000.00	\$2,000.00
Legal	\$2,400.00	\$2,400.00
	\$8,000.00	\$6,400.00

annual reserve review

MANAGEMENT CO.

Management Fees-Base	\$14,400.00	\$14,700.00
Fees: late fee-HOA portion		\$880.00
Admin Fees:copies, postage, etc	\$1,007.24	\$1,948.20
	\$15,407.24	\$17,528.20

based on fees charged by CAP 2019

INSURANCE

Umbrella	\$1,530.00	\$1,576.00
Commercial Gen + D&O	\$4,950.00	\$5,199.00
	\$6,480.00	\$6,775.00

projected increase in 2020 by 3%
projected increase in 2020 by 3% + Addt'l coverage for AMS

Junk Box	\$1,800.00	\$1,200.00
Landscaping Contract	\$39,254.00	\$40,658.00
Landscape - Irrigation	\$700.00	\$700.00
Landscape-Trees	\$3,000.00	\$5,600.00
Landscaping-Other	\$600.00	\$0.00
Repairs & Maintenance	\$1,000.00	\$3,000.00

annual service rate adjustment in Aug 2020

based on proposed projects in 2020

based on proposed projects in 2020

Sheet1

	\$46,354.00	\$51,158.00	
POOL & CLUBHOUSE			
Electric	\$3,450.00	\$1,895.52	rate decreased based on usage in 2019
Gas	\$4,195.00	\$3,142.44	rate decreased based on usage in 2019
License	\$700.00	\$726.00	annual increase by \$26
Payroll	\$20,100.00	\$22,600.00	increased based on projected spending
Payroll Tax	\$2,211.00	\$2,173.40	reduced based on projected spending
Payroll Company	\$1,005.00	\$1,130.00	
Repairs & Maint Pool	\$2,250.00	\$2,575.00	Added \$65 for Verizon Wireless (pool security cameras)
Repairs & Maint Clbhse	\$1,400.00	\$1,400.00	
Pest Control Svc Clbhse	\$480.00	\$480.00	
Supplies	\$4,400.00	\$4,400.00	
Waste Mgmt	\$556.00	\$411.44	reduced based on projected spending
Water	\$5,000.00	\$7,908.00	Irrigation \$1,694; water & sewer \$5,742; plus annual increase 3%;
Workers Comp	\$500.00	\$350.00	decreased from previous year
TOTAL POOL & CLUBHOUSE	\$46,247.00	\$49,191.80	
TOTAL EXPENSE	\$123,868.24	\$133,887.00	\$10,018.76
TO RESERVES	\$41,021.76	\$48,225.00	\$7,202.24