

2019 Budget

La Solana Condominium Association

Assessment Summary

<u>Unit/Lot Type</u>	<u>Frequency</u>	<u>Units</u>	<u>Time Period</u>	<u>Assessment</u>
Tier 1	Monthly	13	January - December	\$175.26
Tier 2	Monthly	71	January - December	\$273.68
Tier 3	Monthly	84	January - December	\$303.70
Tier 4	Monthly	84	January - December	\$343.02

	<u>Annual Budget</u>	<u>Monthly Average</u>	<u>Average Monthly Per Unit</u>
Income Accounts			
Homeowner Assessments	\$912,409.68	\$76,034.14	\$301.72
Rental Income	\$5,376.00	\$448.00	
Total Income	\$917,785.68	\$76,482.14	\$301.72

Expense Accounts			
Utilities			
Electric	\$61,000.00	\$5,083.33	\$20.17
Gas	\$15,000.00	\$1,250.00	\$4.96
Sanitation - Refuse	\$13,000.00	\$1,083.33	\$4.30
Sewer	\$71,000.00	\$5,916.67	\$23.48
Telephone	\$16,500.00	\$1,375.00	\$5.46
Water - Bldg	\$42,000.00	\$3,500.00	\$13.89
Water - Fire Sprinklers	\$2,000.00	\$166.67	\$0.66
Water - Irrigation	\$43,000.00	\$3,583.33	\$14.22
Total Utilities	\$263,500.00	\$21,958.33	\$87.14

Maintenance			
Building Maint/Repair	\$12,000.00	\$1,000.00	\$3.97
Backflow Inspection	\$400.00	\$33.33	\$0.13
Club House Maint/Repair	\$2,500.00	\$208.33	\$0.83
Elevator Contract	\$34,592.00	\$2,882.67	\$11.44
Elevator Maintenance	\$2,000.00	\$166.67	\$0.66
Fire Sprinkler Insp.	\$2,500.00	\$208.33	\$0.83
Fire Sprinkler Maintenance	\$4,000.00	\$333.33	\$1.32
Fire Sprinkler Monitoring	\$500.00	\$41.67	\$0.17
Annual fire ext. inspection	\$1,850.00	\$154.17	\$0.61
Equipment	\$1,500.00	\$125.00	\$0.50
Irrigation Maint/Repair	\$3,600.00	\$300.00	\$1.19
Clubhouse Cleaning	\$13,200.00	\$1,100.00	\$4.37
Landscape Extras	\$10,000.00	\$833.33	\$3.31
Landscape Contract/Supplies	\$89,100.00	\$7,425.00	\$29.46
On Site Maintenance Staff	\$56,000.00	\$4,666.67	\$18.52
Onsite Maint Payroll Taxes	\$6,600.00	\$550.00	\$2.18
Exterminating	\$3,600.00	\$300.00	\$1.19
Termite Control	\$1,800.00	\$150.00	\$0.60
Pool/Spa Repairs	\$4,000.00	\$333.33	\$1.32
Pool/Spa Service Contract	\$5,400.00	\$450.00	\$1.79
Roof Maint/Repair	\$1,000.00	\$83.33	\$0.33
Total Maintenance	\$256,142.00	\$21,345.17	\$84.70

Supplies			
Maintenance Supplies	\$3,500.00	\$291.67	\$1.16

Lighting Supplies	\$1,500.00	\$125.00	\$0.50
Pool/Spa Supplies/Chemicals	\$4,000.00	\$333.33	\$1.32
Total Supplies	\$9,000.00	\$750.00	\$2.98
Administration			
Accounting/Tax Prep.	\$850.00	\$70.83	\$0.28
Bad Debt	\$1,500.00	\$125.00	\$0.50
Collections	\$750.00	\$62.50	\$0.25
Collection Agency Fee	\$150.00	\$12.50	\$0.05
Insurance	\$55,000.00	\$4,583.33	\$18.19
Legal	\$2,500.00	\$208.33	\$0.83
Management Fee	\$40,420.80	\$3,368.40	\$13.37
Miscellaneous Office	\$202.88	\$16.91	\$0.07
Office & Printing	\$7,500.00	\$625.00	\$2.48
Office Administrative Salary	\$35,000.00	\$2,916.67	\$11.57
Office Admin Payroll Taxes	\$4,800.00	\$400.00	\$1.59
Permits	\$500.00	\$41.67	\$0.17
Postage	\$800.00	\$66.67	\$0.26
Social Expenses	\$4,000.00	\$333.33	\$1.32
Taxes-Income	\$1,500.00	\$125.00	\$0.50
Website	\$600.00	\$50.00	\$0.20
Total Administration	\$156,073.68	\$13,006.14	\$51.61
Fund Transfers			
Reserve Allocation	\$233,070.00	\$19,422.50	\$77.07
Total Fund Transfers	\$233,070.00	\$19,422.50	\$77.07
Total Expenses	\$917,785.68	\$76,482.14	\$303.50

Summary

Income	\$917,785.68
Expenses and Fund Accounts	\$917,785.68