

La Solana Condominium Association 2021 Budget

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	\$185.10
Tier 2	Monthly	71	January - December	\$290.61
Tier 3	Monthly	84	January - December	\$322.79
Tier 4	Monthly	84	January - December	\$364.95

Annual Budget Monthly Average Average Monthly Per Unit

Income Accounts				
4010	Homeowner Assessments	\$969,717.24	\$80,809.77	\$320.67
4080	Rental Income	\$5,376.00	\$448.00	
Total Income		\$975,093.24	\$81,257.77	\$320.67

Expense Accounts				
Utilities				
5040	Electric	\$54,000.00	\$4,500.00	\$17.86
5060	Gas	\$13,000.00	\$1,083.33	\$4.30
5120	Sanitation - Refuse	\$13,500.00	\$1,125.00	\$4.46
5140	Sewer	\$67,500.00	\$5,625.00	\$22.32
5160	Telephone	\$15,000.00	\$1,250.00	\$4.96
5180	Water - Bldg	\$38,000.00	\$3,166.67	\$12.57
5181	Water - Fire Sprinklers	\$1,659.84	\$138.32	\$0.55
5182	Water - Irrigation	\$28,000.00	\$2,333.33	\$9.26
Total Utilities		\$230,659.84	\$19,221.65	\$76.28

Maintenance				
5215	Building Maint/Repair	\$50,000.00	\$4,166.67	\$16.53
5216	Backflow Inspection	\$1,000.00	\$83.33	\$0.33
5218	Club House Maint/Repair	\$5,000.00	\$416.67	\$1.65
5226	Elevator Contract	\$35,726.40	\$2,977.20	\$11.81
5227	Elevator Maintenance	\$1,000.00	\$83.33	\$0.33
5230	Fire Sprinkler Insp.	\$2,500.00	\$208.33	\$0.83
5231	Fire Sprinkler Maintenance	\$2,000.00	\$166.67	\$0.66
5232	Fire Sprinkler Monitoring	\$700.00	\$58.33	\$0.23
5233	Annual fire ext. inspection	\$1,850.00	\$154.17	\$0.61
5235	Equipment	\$1,000.00	\$83.33	\$0.33
5260	Irrigation Maint/Repair	\$8,000.00	\$666.67	\$2.65
5262	Clubhouse Cleaning	\$9,000.00	\$750.00	\$2.98
5290	Landscape Extras	\$15,000.00	\$1,250.00	\$4.96
5295	Landscape Contract/Supplies	\$75,324.00	\$6,277.00	\$24.91
5306	On Site Maintenance Staff	\$63,000.00	\$5,250.00	\$20.83
5307	Onsite Maint Payroll Taxes	\$5,500.00	\$458.33	\$1.82
5320	Exterminating	\$4,000.00	\$333.33	\$1.32
5321	Termite Control	\$1,800.00	\$150.00	\$0.60
5335	Pool/Spa Repairs	\$4,000.00	\$333.33	\$1.32
5340	Pool/Spa Service Contract	\$5,562.00	\$463.50	\$1.84
5380	Roof Maint/Repair	\$6,000.00	\$500.00	\$1.98
Total Maintenance		\$297,962.40	\$24,830.20	\$98.53

Supplies

5500	Maintenance Supplies	\$4,500.00	\$375.00	\$1.49
5535	Lighting Supplies	\$2,500.00	\$208.33	\$0.83
5540	Pool/Spa Supplies/Chemicals	\$5,000.00	\$416.67	\$1.65
Total Supplies		\$12,000.00	\$1,000.00	\$3.97

Administration

5610	Accounting/Tax Prep.	\$850.00	\$70.83	\$0.28
5670	Collections	\$750.00	\$62.50	\$0.25
5671	Collections - Attorney	\$250.00	\$20.83	\$0.08
5673	Collection Agency Fee	\$150.00	\$12.50	\$0.05
5720	Insurance	\$55,750.00	\$4,645.83	\$18.44
5730	Legal	\$2,500.00	\$208.33	\$0.83
5740	Management Fee	\$41,633.00	\$3,469.42	\$13.77
5800	Miscellaneous Office	\$500.00	\$41.67	\$0.17
5820	Office & Printing	\$6,500.00	\$541.67	\$2.15
5823	Office Administrative Salary	\$36,000.00	\$3,000.00	\$11.90
5824	Office Admin Payroll Taxes	\$5,000.00	\$416.67	\$1.65
5830	Permits	\$500.00	\$41.67	\$0.17
5840	Postage	\$500.00	\$41.67	\$0.17
5870	Social Expenses	\$4,500.00	\$375.00	\$1.49
5875	Billing Statements	\$7,000.00	\$583.33	\$2.31
5900	Taxes-Income	\$3,200.00	\$266.67	\$1.06
5935	Website	\$200.00	\$16.67	\$0.07
Total Administration		\$165,783.00	\$13,815.25	\$54.82

Fund Transfers

6010	Reserve Allocation	\$268,688.00	\$22,390.67	\$88.85
Total Fund Transfers		\$268,688.00	\$22,390.67	\$88.85
Total Expenses		\$975,093.24	\$81,257.77	\$322.45

Summary

Income	\$975,093.24
Expenses and Fund Accounts	\$975,093.24