

La Solana Condominium Association 2022 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	\$191.85
Tier 2	Monthly	71	January - December	\$302.01
Tier 3	Monthly	84	January - December	\$335.62
Tier 4	Monthly	84	January - December	\$379.64

Annual Budget Monthly Average Average Monthly Per Unit

Income Accounts				
4010	Homeowner Assessments	\$1,008,223.20	\$84,018.60	\$333.41
4080	Rental Income	\$5,376.00	\$448.00	
Total Income		\$1,013,599.20	\$84,466.60	\$333.41

Expense Accounts				
Utilities				
5040	Electric	\$54,000.00	\$4,500.00	\$17.86
5060	Gas	\$12,000.00	\$1,000.00	\$3.97
5120	Sanitation - Refuse	\$15,000.00	\$1,250.00	\$4.96
5140	Sewer	\$66,200.00	\$5,516.67	\$21.89
5160	Telephone	\$16,000.00	\$1,333.33	\$5.29
5180	Water - Bldg	\$37,000.00	\$3,083.33	\$12.24
5181	Water - Fire Sprinklers	\$1,700.00	\$141.67	\$0.56
5182	Water - Irrigation	\$32,000.00	\$2,666.67	\$10.58
Total Utilities		\$233,900.00	\$19,491.67	\$77.35

Maintenance				
5215	Building Maint/Repair	\$60,000.00	\$5,000.00	\$19.84
5216	Backflow Inspection	\$500.00	\$41.67	\$0.17
5218	Club House Maint/Repair	\$7,500.00	\$625.00	\$2.48
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.	\$1,842.00	\$153.50	\$0.61
5231	Fire Sprinkler Maintenance	\$3,000.00	\$250.00	\$0.99
5232	Fire Sprinkler Monitoring	\$700.00	\$58.33	\$0.23
5233	Annual fire ext. inspection	\$500.00	\$41.67	\$0.17
5235	Equipment	\$500.00	\$41.67	\$0.17
5260	Irrigation Maint/Repair	\$8,000.00	\$666.67	\$2.65
5262	Clubhouse Cleaning	\$9,900.00	\$825.00	\$3.27
5290	Landscape Extras	\$20,000.00	\$1,666.67	\$6.61
5295	Landscape Contract/Supplies	\$75,324.00	\$6,277.00	\$24.91
5306	On Site Maintenance Staff	\$66,000.00	\$5,500.00	\$21.83
5307	Onsite Maint Payroll Taxes	\$5,500.00	\$458.33	\$1.82
5320	Exterminating	\$4,000.00	\$333.33	\$1.32
5321	Termite Control	\$1,500.00	\$125.00	\$0.50
5335	Pool/Spa Repairs	\$3,000.00	\$250.00	\$0.99
5340	Pool/Spa Service Contract	\$5,400.00	\$450.00	\$1.79
5380	Roof Maint/Repair	\$10,000.00	\$833.33	\$3.31
Total Maintenance		\$319,892.40	\$26,657.70	\$105.78

Supplies

5500	Maintenance Supplies	\$4,600.00	\$383.33	\$1.52
5505	Electrical Repairs	\$1,000.00	\$83.33	\$0.33
5535	Lighting Supplies	\$2,500.00	\$208.33	\$0.83
5540	Pool/Spa Supplies/Chemicals	\$7,500.00	\$625.00	\$2.48
Total Supplies		\$15,600.00	\$1,300.00	\$5.16

Administration

5610	Accounting/Tax Prep.	\$850.00	\$70.83	\$0.28
5670	Collections	\$1,000.00	\$83.33	\$0.33
5671	Collections - Attorney	\$250.00	\$20.83	\$0.08
5673	Collection Agency Fee	\$150.00	\$12.50	\$0.05
5720	Insurance	\$53,000.00	\$4,416.67	\$17.53
5730	Legal	\$2,500.00	\$208.33	\$0.83
5740	Management Fee	\$41,633.04	\$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	\$6,000.00	\$500.00	\$1.98
5900	Taxes-Income	\$3,200.00	\$266.67	\$1.06
5935	Website	\$0.00	\$0.00	\$0.00
Total Administration		\$162,083.04	\$13,506.92	\$53.60

Fund Transfers

6010	Reserve Allocation	\$282,123.76	\$23,510.31	\$93.29
Total Fund Transfers		\$282,123.76	\$23,510.31	\$93.29
Total Expenses		\$1,013,599.20	\$84,466.60	\$335.18

Summary

Income	\$1,013,599.20
Expenses and Fund Accounts	\$1,013,599.20

Annual Budget Comparison 2021 vs. 2022

<u>Account #</u>	<u>Account Name</u>	<u>2021 Annual</u>	<u>2022 Annual</u>	<u>Difference</u>	<u>% Difference</u>
5040	Electric	\$54,000.00	\$54,000.00	\$0.00	0.00%
5060	Gas	\$13,000.00	\$12,000.00	\$-1,000.00	-7.69%
5120	Sanitation - Refuse	\$13,500.00	\$15,000.00	\$1,500.00	11.11%
5140	Sewer	\$67,500.00	\$66,200.00	\$-1,300.00	-1.93%
5160	Telephone	\$15,000.00	\$16,000.00	\$1,000.00	6.67%
5180	Water - Bldg	\$38,000.00	\$37,000.00	\$-1,000.00	-2.63%
5181	Water - Fire Sprinklers	\$1,659.84	\$1,700.00	\$40.16	2.42%
5182	Water - Irrigation	\$28,000.00	\$32,000.00	\$4,000.00	14.29%
5215	Building Maint/Repair	\$50,000.00	\$60,000.00	\$10,000.00	20.00%
5216	Backflow Inspection	\$1,000.00	\$500.00	\$-500.00	-50.00%
5218	Club House Maint/Repair	\$5,000.00	\$7,500.00	\$2,500.00	50.00%
5226	Elevator Contract	\$35,726.40	\$35,726.40	\$0.00	0.00%
5227	Elevator Maintenance	\$1,000.00	\$1,000.00	\$0.00	0.00%
5230	Fire Sprinkler Insp.	\$2,500.00	\$1,842.00	\$-658.00	-26.32%
5231	Fire Sprinkler Maintenance	\$2,000.00	\$3,000.00	\$1,000.00	50.00%
5232	Fire Sprinkler Monitoring	\$700.00	\$700.00	\$0.00	0.00%
5233	Annual fire ext. inspection	\$1,850.00	\$500.00	\$-1,350.00	-72.97%
5235	Equipment	\$1,000.00	\$500.00	\$-500.00	-50.00%
5260	Irrigation Maint/Repair	\$8,000.00	\$8,000.00	\$0.00	0.00%
5262	Clubhouse Cleaning	\$9,000.00	\$9,900.00	\$900.00	10.00%
5290	Landscape Extras	\$15,000.00	\$20,000.00	\$5,000.00	33.33%
5295	Landscape Contract/Supplies	\$75,324.00	\$75,324.00	\$0.00	0.00%
5306	On Site Maintenance Staff	\$63,000.00	\$66,000.00	\$3,000.00	4.76%
5307	Onsite Maint Payroll Taxes	\$5,500.00	\$5,500.00	\$0.00	0.00%
5320	Exterminating	\$4,000.00	\$4,000.00	\$0.00	0.00%
5321	Termite Control	\$1,800.00	\$1,500.00	\$-300.00	-16.67%
5335	Pool/Spa Repairs	\$4,000.00	\$3,000.00	\$-1,000.00	-25.00%
5340	Pool/Spa Service Contract	\$5,562.00	\$5,400.00	\$-162.00	-2.91%
5380	Roof Maint/Repair	\$6,000.00	\$10,000.00	\$4,000.00	66.67%
5500	Maintenance Supplies	\$4,500.00	\$4,600.00	\$100.00	2.22%
5505	Electrical Repairs	\$0.00	\$1,000.00	\$1,000.00	N/A
5535	Lighting Supplies	\$2,500.00	\$2,500.00	\$0.00	0.00%
5540	Pool/Spa Supplies/Chemicals	\$5,000.00	\$7,500.00	\$2,500.00	50.00%
5610	Accounting/Tax Prep.	\$850.00	\$850.00	\$0.00	0.00%
5670	Collections	\$750.00	\$1,000.00	\$250.00	33.33%
5671	Collections - Attorney	\$250.00	\$250.00	\$0.00	0.00%
5673	Collection Agency Fee	\$150.00	\$150.00	\$0.00	0.00%
5720	Insurance	\$55,750.00	\$53,000.00	\$-2,750.00	-4.93%
5730	Legal	\$2,500.00	\$2,500.00	\$0.00	0.00%
5740	Management Fee	\$41,633.00	\$41,633.04	\$0.04	0.00%
5800	Miscellaneous Office	\$500.00	\$500.00	\$0.00	0.00%
5820	Office & Printing	\$6,500.00	\$6,500.00	\$0.00	0.00%
5823	Office Administrative Salary	\$36,000.00	\$36,000.00	\$0.00	0.00%

5824	Office Admin Payroll Taxes	\$5,000.00	\$5,000.00	\$0.00	0.00%
5830	Permits	\$500.00	\$500.00	\$0.00	0.00%
5840	Postage	\$500.00	\$500.00	\$0.00	0.00%
5870	Social Expenses	\$4,500.00	\$4,500.00	\$0.00	0.00%
5875	Billing Statements	\$7,000.00	\$6,000.00	\$-1,000.00	-14.29%
5900	Taxes-Income	\$3,200.00	\$3,200.00	\$0.00	0.00%
5935	Website	\$200.00	\$0.00	\$-200.00	N/A
6010	Reserve Allocation	\$268,688.00	\$282,123.76	\$13,435.76	5.00%
Totals		\$975,093.24	\$1,013,599.20	\$38,505.96	3.95%