

ACCOUNT NAME	2020 BUDGET APPROVED 11/12/2019	CHG	2021 BUDGET ADOPTED 11/10/2020	% CHG
REVENUE				
Income from Residents				
% Ownership Fees	1,088,580	141120	1,229,700	12.96%
Fixed Cable Fees wWIFI	118,800	26400	145,200	22.22%
Fixed Julius Green Fees	68,280	0	68,280	0.00%
Sub. Total: Income From Residents	1,275,660	167520	1,443,180	13.13%
Percent Increase		0		
		0		
Other Income		0		
		0		
Rental/Purch/Doc Fees	4,800	0	4,800	0.00%
Oper Interest	360	0	360	0.00%
Laundry Commissions	9,960	0	9,960	0.00%
Late Fees	600	0	600	0.00%
Rental Income	9,000	0	9,000	0.00%
Legal Fees Recovered	3,600	0	3,600	0.00%
Sub. Total: Other Income	28,320	0	28,320	0.00%
TOTAL REVENUES	1,303,980	167520	1,471,500	12.85%
		0		
EXPENSES				
Administrative Expenses				
		0		
Personnel Wages	133,200	3120	136,320	2.34%
Accounting Services Contracted	12,000	0	12,000	0.00%
Payroll Taxes	10,200	0	10,200	0.00%
		0		
		0		
Sub. Total: Administrative Expenses	155,400	3120	158,520	2.01%
		0		
Landscape Services				
		0		
		0		
Landscaping & Irrigation Maintenance Contracted	39,000	0	39,000	0.00%
Mulch/Bush/Nursery	5,400	0	5,400	0.00%
Tree Services Contracted	4,800	0	4,800	0.00%
Sub. Total: Lawn Services	49,200	0	49,200	0.00%
Utilities				
		0		
Electric	24,000	0	24,000	0.00%
Water/Sewer	144,000	0	144,000	0.00%
Gas	36,000	0	36,000	0.00%
Garbage	30,000	0	30,000	0.00%
Telephone	1,500	0	1,500	0.00%
Reclaimed Water	7,200	0	7,200	0.00%
Sub. Total: Utilities	242,700	0	242,700	0.00%
		0		
Fixed Lease/Cable Expenses				
		0		
Julius Green Trust	68,280	0	68,280	0.00%
Cable TV w WIFI	118,800	26400	145,200	22.22%
Sub. Total: Lease/Cable	187,080	26400	213,480	14.11%

			ADOPTED 11_10_2020		
ACCOUNT NAME	APPROVED 11/12/19		2021 APPROVED		
Maintenance		0			
General Maint. Expenses	39,000	0	39,000	0.00%	
Maint.-Contracted	15,000	3000	18,000	20.00%	
		0			
Maint.-Pool	6,600	0	6,600	0.00%	
Maint-Sewer Lines	2,400	0	2,400	0.00%	
Maint-Fire Systems	3,600	0	3,600	0.00%	
Sub. Total: Maintenance	66,600	3000	69,600	4.50%	
		0			
Other Expenses		0			
Office Expenses	4,800	0	4,800	0.00%	
Property Tax	1,200	0	1,200	0.00%	
Pest Control	1,800	0	1,800	0.00%	
Bank Charges	1,800	0	1,800	0.00%	
Taxes-IRS	3,000	0	3,000	0.00%	
Fees/Licenses	2,400	0	2,400	0.00%	
Audit Contracted	6,600	0	6,600	0.00%	
Legal Fees	6,000	0	6,000	0.00%	
Bad Debt: Maint. Fees	0	0	0		
Sub Total: Other Expenses	27,600	0	27,600	0.00%	
		0			
Insurance Accrual Funds		0			
Flood Insurance	192,000	48000	240,000	25.00%	
Hazard Insurance + D&O, Liab. & Umbrella	264,000	72000	336,000	27.27%	
Workers Comp. Ins	4,800	0	4,800	0.00%	
Auto Insurance	1,800	0	1,800	0.00%	
Sub. Total: Insurance Accruals	462,600	120000	582,600	25.94%	
		0			
Cap. Replace/Repair Reserves		0			
		0			
Carport Painting	15,000	0	15,000	0.00%	
Misc. Replacements & Cap. Repairs	6,000	0	6,000	0.00%	
Roof Reserve	42,000	0	42,000	0.00%	
Building Painting	18,000	0	18,000	0.00%	
Water Htr Reserve	15,000	0	15,000	0.00%	
Paving Reserve	9,000	0	9,000	0.00%	
Stairways Reserve	6,000	12000	18,000	200.00%	
Vehicle Replacement	1,200	0	1,200	0.00%	
Office Equipment Replacement	600	0	600	0.00%	
Sub. Total:Cap. Replacement Reserves	112,800	12000	124,800	10.64%	
		0			
Contingency Reserve		0			
		0			
Special Projects Fund	0	0	0		
Water Intrusion Self-Insurance Fund	0	0			
Pest Extermination Fund	0	3000	3,000		
Sub-Total: Misc. Reserves	0	3000	3,000		
		0			
TOTAL EXPENSES	1,303,980	167520	1,471,500	12.85%	