

ACCOUNT NAME	2020 BUDGET APPROVED 11/12/2019	CHG	2021 PROPOSED BUDGET	% CHG
<b>REVENUE</b>				
<b>Income from Residents</b>				
% 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%
<b>Sub. Total: Income From Residents</b>	<b>1,275,660</b>	<b>167520</b>	<b>1,443,180</b>	<b>13.13%</b>
<b>Percent Increase</b>		<b>0</b>		
		<b>0</b>		
<b>Other Income</b>		<b>0</b>		
		<b>0</b>		
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%
<b>Sub. Total: Other Income</b>	<b>28,320</b>	<b>0</b>	<b>28,320</b>	<b>0.00%</b>
<b>TOTAL REVENUES</b>	<b>1,303,980</b>	<b>167520</b>	<b>1,471,500</b>	<b>12.85%</b>
		<b>0</b>		
<b>EXPENSES</b>				
<b>Administrative Expenses</b>				
		<b>0</b>		
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%
		<b>0</b>		
		<b>0</b>		
<b>Sub. Total: Administrative Expenses</b>	<b>155,400</b>	<b>3120</b>	<b>158,520</b>	<b>2.01%</b>
		<b>0</b>		
<b>Landscape Services</b>				
		<b>0</b>		
		<b>0</b>		
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%
<b>Sub. Total: Lawn Services</b>	<b>49,200</b>	<b>0</b>	<b>49,200</b>	<b>0.00%</b>
<b>Utilities</b>				
		<b>0</b>		
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%
<b>Sub. Total: Utilities</b>	<b>242,700</b>	<b>0</b>	<b>242,700</b>	<b>0.00%</b>
		<b>0</b>		
<b>Fixed Lease/Cable Expenses</b>				
		<b>0</b>		
Julius Green Trust	68,280	0	68,280	0.00%
Cable TV w WIFI	118,800	26400	145,200	22.22%
<b>Sub. Total: Lease/Cable</b>	<b>187,080</b>	<b>26400</b>	<b>213,480</b>	<b>14.11%</b>

ACCOUNT NAME	APPROVED 11/12/19	CHG.	2021 PROPOSED		
<b>Maintenance</b>		<b>0</b>			
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%	
<b>Sub. Total: Maintenance</b>	<b>66,600</b>	<b>3000</b>	<b>69,600</b>	4.50%	
		0			
<b>Other Expenses</b>		<b>0</b>			
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		
<b>Sub Total: Other Expenses</b>	<b>27,600</b>	<b>0</b>	<b>27,600</b>	0.00%	
		0			
<b>Insurance Accrual Funds</b>		<b>0</b>			
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%	
<b>Sub. Total: Insurance Accruals</b>	<b>462,600</b>	<b>120000</b>	<b>582,600</b>	25.94%	
		0			
<b>Cap. Replace/Repair Reserves</b>		<b>0</b>			
		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%	
<b>Sub. Total:Cap. Replacement Reserves</b>	<b>112,800</b>	<b>12000</b>	<b>124,800</b>	10.64%	
		0			
<b>Contingency Reserve</b>		<b>0</b>			
		0			
Special Projects Fund	0	0	0		
Water Intrusion Self-Insurance Fund	0	0			
Pest Extermination Fund	0	3000	3,000		
<b>Sub-Total: Misc. Reserves</b>	<b>0</b>	<b>3000</b>	<b>3,000</b>		
		0			
<b>TOTAL EXPENSES</b>	<b>1,303,980</b>	<b>167,520</b>	<b>1,471,500</b>	12.85%	