

PBV 2021 Estimated Income and Expenses-page 1

Accounts	2019 Actual	2020 Budget	Estimated 2020 Total	Estimated Full Year Variances	Draft 2021 Budget	Increases over 2020 Est. Total	Decreases from 2020 Est. Total	Comments
55110 - Current Assessments	\$288,330	\$317,288	\$317,556	\$268	\$327,083	\$9,527		new \$/month = \$10.56
55120 - Interest Income	\$98	\$0	\$39	\$39	\$0		(\$39)	
55122 - Owner Finance Charge	\$92	\$0	\$19	\$19	\$0		(\$19)	
55160 - Application Fees Income	\$400	\$0	\$400	\$400	\$0		(\$400)	
55161 - App Processing Fees Expense		\$0	(\$75)	(\$75)	\$0			
Total Income	\$288,920	\$317,288	\$317,940	\$652	\$327,083	\$9,143		
Miscellaneous Income								
55150 - Laundry Income	\$2,996	\$3,000	\$3,237	\$237	\$3,000		(\$237)	
71200 Laundry Expense		(\$2,000)	(\$5,288)	(\$3,288)	(\$3,000)		(\$2,288) allows 2 units replaced	
Total Miscellaneous Income	\$2,996	\$1,000	(\$2,050)	(\$3,050)	\$0	\$2,050		
Total Income after laundry expense	\$291,916	\$318,288	\$315,889		\$327,083	\$11,194		
Total Income with Laundry income			\$321,177		\$330,083	\$8,906		
Administrative Expenses								
61100 - Annual Review & Tax Prep	\$1,750	\$1,750	\$1,750	\$0	\$1,750			
61300 - Corporate/Condo Fees	\$349	\$349	\$349	(\$0)	\$349			
Income Tax	\$1,039			\$0	\$500			
61400 - Insurance	\$109,592	\$103,243	\$103,252	(\$9)	\$115,122	\$11,870	not firm yet	
61500 - Legal Fees	\$514	\$1,000	\$9,078	(\$8,078)	\$3,000		(\$6,078) further By-Laws reviews	
61550 - Management Services	\$21,491	\$22,566	\$22,566	\$0	\$23,694			
61660 - Office Supplies/Copies/Postage	\$2,593	\$2,200	\$3,243	(\$1,043)	\$2,800		(\$443) By-Laws mailings, etc.	
61800 - Telephone	\$1,444	\$1,650	\$1,366	\$284	\$1,400			
Total Administrative Expenses	\$138,772	\$132,758	\$141,605	(\$8,847)	\$148,616	\$7,011		
Buildings Operations								
63300 - Building Maintenance Supplies &	\$12,046	\$11,500	\$8,145	\$3,355	\$10,300	\$2,155	Adds ~\$2,000 for small projects	
63800 - Pest Control: Buildings	\$6,496	\$6,500	\$6,385	\$115	\$6,500	\$115		
65200 - Cleaning Labor	\$6,860	\$5,150	\$4,437	\$713	\$5,000	\$563		
65300 - Maintenance Labor	<u>\$28,806</u>	<u>\$33,480</u>	<u>\$34,795</u>	<u>(\$1,315)</u>	<u>\$37,568</u>	<u>\$2,773</u>	allows Scott a raise	
Total Buildings Operations	\$54,208	\$56,630	\$53,762	\$2,868	\$59,368	\$5,606		
Grounds/Landscape								
66300 - Landscape Maintenance	\$30,924	\$31,800	\$31,216	\$584	\$31,800	\$584		
66400 - Irrigation Supplies & Repairs	\$2,552	\$2,500	\$2,919	(\$419)	\$3,600	\$681	to upgrade failing systems	
66450 - Irrigation Water	\$3,360	\$4,200	\$3,526	\$674	\$4,000	\$474	increase by contract	
66600 - Landscape Replacement & Mulch	\$7,058	\$12,500	\$15,956	(\$3,456)	\$5,400		(\$10,556)	
66700 - Landscape Weed, Pest & Fertilizer	\$5,620	\$5,300	\$5,271	\$29	\$5,300	\$29		
66800 - Tree Trimming	\$4,710	\$7,000	\$7,543	(\$543)	\$7,000		(\$543)	
Total Grounds/Landscape	\$54,223	\$63,300	\$66,430	(\$3,130)	\$57,100		(\$9,330)	
Recreation Facilities								
70130 - Clubhouse Service & Repairs	\$3,024	\$2,000	\$2,323	(\$323)	\$3,000	\$677	allows for small projects	
71400 - Pool Supplies & Repairs	\$3,140	\$3,000	\$2,249	\$751	\$3,000	\$751		
73000 - Tennis Courts Repairs	<u>\$151</u>	<u>\$200</u>	<u>\$1,764</u>	<u>(\$1,564)</u>	<u>\$600</u>		(\$1,164) to replace a rusting fence pole	
Total Recreation Facilities	\$6,315	\$5,200	\$6,336	(\$1,136)	\$6,600	\$264		
Utilities								
75310 - Electricity	\$8,746	\$9,000	\$8,962	\$38	\$9,200	\$238		
75500 - Trash Removal	\$8,936	\$11,400	\$10,972	\$428	\$11,700	\$728	increase by contract	
75710 - Water & Sewer	\$24,246	<u>\$25,000</u>	<u>\$25,389</u>	<u>(\$389)</u>	<u>\$26,000</u>	<u>\$611</u>	normal	
Total Utilities	\$41,928	\$45,400	\$45,323	\$77	\$46,900	\$1,577		
Miscellaneous Expense								
71200 - Laundry Expense					\$0		(\$2,288)	
77300 - Contingency	\$9,604	<u>\$5,000</u>	<u>\$3,250</u>	<u>\$1,750</u>	<u>\$4,000</u>	\$750		
Total Miscellaneous Expense	\$9,604	\$5,000	\$3,250	\$1,750	\$4,000	\$750		
Total Expense-NOT including Laundry Ex	\$305,050	\$308,288	\$316,706	(\$8,418)	\$322,583			
Operating Net Income	(\$13,134)	\$10,000	(\$817)	(\$10,817)	\$4,500			
Total Expense (includes laundry)			\$321,994		\$325,583			

Ave monthly expense = \$27,391
2.5Monthly Exp= \$68,477
Jan 1, 2020 Owners Equity = \$67,344
2020 Year end Owners Equity = \$66,527
2021 Needed Net Income= \$1,950