

La Solana Condominium Association

2023 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	\$206.91
Tier 2	Monthly	71	January - December	\$326.85
Tier 3	Monthly	84	January - December	\$363.43
Tier 4	Monthly	84	January - December	\$411.35

Annual Budget Monthly Average Average Monthly Per Unit

Income Accounts				
4010	Homeowner Assessments	\$1,091,732.40	\$90,977.70	\$361.02
4080	Rental Income	\$7,000.00	\$583.33	
Total Income		\$1,098,732.40	\$91,561.03	\$361.02

Expense Accounts				
Utilities				
5040	Electric	\$54,000.00	\$4,500.00	\$17.86
5060	Gas	\$15,000.00	\$1,250.00	\$4.96
5120	Sanitation - Refuse	\$16,000.00	\$1,333.33	\$5.29
5140	Sewer	\$66,200.00	\$5,516.67	\$21.89
5160	Telephone	\$16,000.00	\$1,333.33	\$5.29
5180	Water - Bldg	\$39,000.00	\$3,250.00	\$12.90
5181	Water - Fire Sprinklers	\$2,800.00	\$233.33	\$0.93
5182	Water - Irrigation	\$35,000.00	\$2,916.67	\$11.57
Total Utilities		\$244,000.00	\$20,333.33	\$80.69

Maintenance				
5215	Building Maint/Repair	\$50,000.00	\$4,166.67	\$16.53
5216	Backflow Inspection	\$750.00	\$62.50	\$0.25
5218	Club House Maint/Repair	\$7,500.00	\$625.00	\$2.48
5226	Elevator Contract	\$37,000.00	\$3,083.33	\$12.24
5227	Elevator Maintenance	\$2,000.00	\$166.67	\$0.66
5230	Fire Sprinkler Insp.	\$1,900.00	\$158.33	\$0.63
5231	Fire Sprinkler Maintenance	\$5,000.00	\$416.67	\$1.65
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	\$12,000.00	\$1,000.00	\$3.97
5262	Clubhouse Cleaning	\$19,200.00	\$1,600.00	\$6.35
5290	Landscape Extras	\$47,288.00	\$3,940.67	\$15.64
5295	Landscape Contract/Supplies	\$79,836.00	\$6,653.00	\$26.40
5306	On Site Maintenance Wages	\$68,640.00	\$5,720.00	\$22.70
5320	Exterminating	\$2,500.00	\$208.33	\$0.83
5321	Termite Control	\$1,500.00	\$125.00	\$0.50
5335	Pool/Spa Repairs	\$5,000.00	\$416.67	\$1.65
5340	Pool/Spa Service Contract	\$8,640.00	\$720.00	\$2.86
5380	Roof Maint/Repair	\$5,000.00	\$416.67	\$1.65
Total Maintenance		\$355,454.00	\$29,621.17	\$117.54

Supplies

5500	Maintenance Supplies	\$6,000.00	\$500.00	\$1.98
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	\$10,000.00	\$833.33	\$3.31
Total Supplies		\$19,500.00	\$1,625.00	\$6.45

Administration

5610	Accounting/Tax Prep.	\$850.00	\$70.83	\$0.28
5670	Collections	\$1,500.00	\$125.00	\$0.50
5671	Collections - Attorney	\$150.00	\$12.50	\$0.05
5673	Collection Agency Fee	\$150.00	\$12.50	\$0.05
5720	Insurance	\$45,000.00	\$3,750.00	\$14.88
5730	Legal	\$1,500.00	\$125.00	\$0.50
5740	Management Fee	\$43,200.00	\$3,600.00	\$14.29
5800	Miscellaneous Office	\$750.00	\$62.50	\$0.25
5820	Office & Printing	\$6,500.00	\$541.67	\$2.15
5823	Office Administrative Wages	\$38,000.00	\$3,166.67	\$12.57
5824	Employee Payroll Taxes	\$8,900.00	\$741.67	\$2.94
5826	Payroll Services	\$8,250.00	\$687.50	\$2.73
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		\$169,450.00	\$14,120.83	\$56.04

Fund Transfers

6010	Reserve Allocation	\$310,328.40	\$25,860.70	\$102.62
Total Fund Transfers		\$310,328.40	\$25,860.70	\$102.62
Total Expenses		\$1,098,732.40	\$91,561.03	\$363.34

Summary

Income	\$1,098,732.40
Expenses and Fund Accounts	\$1,098,732.40

Annual Budget Comparison 2022 vs. 2023

<u>Account #</u>	<u>Account Name</u>	<u>2022 Annual</u>	<u>2023 Annual</u>	<u>Difference</u>	<u>% Difference</u>
5040	Electric	\$54,000.00	\$54,000.00	\$0.00	0.00%
5060	Gas	\$12,000.00	\$15,000.00	\$3,000.00	25.00%
5120	Sanitation - Refuse	\$15,000.00	\$16,000.00	\$1,000.00	6.67%
5140	Sewer	\$66,200.00	\$66,200.00	\$0.00	0.00%
5160	Telephone	\$16,000.00	\$16,000.00	\$0.00	0.00%
5180	Water - Bldg	\$37,000.00	\$39,000.00	\$2,000.00	5.41%
5181	Water - Fire Sprinklers	\$1,700.00	\$2,800.00	\$1,100.00	64.71%
5182	Water - Irrigation	\$32,000.00	\$35,000.00	\$3,000.00	9.38%
5215	Building Maint/Repair	\$60,000.00	\$50,000.00	\$-10,000.00	-16.67%
5216	Backflow Inspection	\$500.00	\$750.00	\$250.00	50.00%
5218	Club House Maint/Repair	\$7,500.00	\$7,500.00	\$0.00	0.00%
5226	Elevator Contract	\$35,726.40	\$37,000.00	\$1,273.60	3.56%
5227	Elevator Maintenance	\$1,000.00	\$2,000.00	\$1,000.00	100.00%
5230	Fire Sprinkler Insp.	\$1,842.00	\$1,900.00	\$58.00	3.15%
5231	Fire Sprinkler Maintenance	\$3,000.00	\$5,000.00	\$2,000.00	66.67%
5232	Fire Sprinkler Monitoring	\$700.00	\$700.00	\$0.00	0.00%
5233	Annual fire ext. inspection	\$500.00	\$500.00	\$0.00	0.00%
5235	Equipment	\$500.00	\$500.00	\$0.00	0.00%
5260	Irrigation Maint/Repair	\$8,000.00	\$12,000.00	\$4,000.00	50.00%
5262	Clubhouse Cleaning	\$9,900.00	\$19,200.00	\$9,300.00	93.94%
5290	Landscape Extras	\$20,000.00	\$47,288.00	\$27,288.00	136.44%
5295	Landscape Contract/Supplies	\$75,324.00	\$79,836.00	\$4,512.00	5.99%
5306	On Site Maintenance Wages	\$66,000.00	\$68,640.00	\$2,640.00	4.00%
5307	Onsite Maint Payroll Taxes	\$5,500.00	\$0.00	\$-5,500.00	N/A
5320	Exterminating	\$4,000.00	\$2,500.00	\$-1,500.00	-37.50%
5321	Termite Control	\$1,500.00	\$1,500.00	\$0.00	0.00%
5335	Pool/Spa Repairs	\$3,000.00	\$5,000.00	\$2,000.00	66.67%
5340	Pool/Spa Service Contract	\$5,400.00	\$8,640.00	\$3,240.00	60.00%
5380	Roof Maint/Repair	\$10,000.00	\$5,000.00	\$-5,000.00	-50.00%
5500	Maintenance Supplies	\$4,600.00	\$6,000.00	\$1,400.00	30.43%
5505	Electrical Repairs	\$1,000.00	\$1,000.00	\$0.00	0.00%
5535	Lighting Supplies	\$2,500.00	\$2,500.00	\$0.00	0.00%
5540	Pool/Spa Supplies/Chemicals	\$7,500.00	\$10,000.00	\$2,500.00	33.33%
5610	Accounting/Tax Prep.	\$850.00	\$850.00	\$0.00	0.00%
5670	Collections	\$1,000.00	\$1,500.00	\$500.00	50.00%
5671	Collections - Attorney	\$250.00	\$150.00	\$-100.00	-40.00%
5673	Collection Agency Fee	\$150.00	\$150.00	\$0.00	0.00%
5720	Insurance	\$53,000.00	\$45,000.00	\$-8,000.00	-15.09%
5730	Legal	\$2,500.00	\$1,500.00	\$-1,000.00	-40.00%
5740	Management Fee	\$41,633.04	\$43,200.00	\$1,566.96	3.76%
5800	Miscellaneous Office	\$500.00	\$750.00	\$250.00	50.00%
5820	Office & Printing	\$6,500.00	\$6,500.00	\$0.00	0.00%
5823	Office Administrative Wages	\$36,000.00	\$38,000.00	\$2,000.00	5.56%

5824	Employee Payroll Taxes	\$5,000.00	\$8,900.00	\$3,900.00	78.00%
5826	Payroll Services	\$0.00	\$8,250.00	\$8,250.00	N/A
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	\$6,000.00	\$6,000.00	\$0.00	0.00%
5900	Taxes-Income	\$3,200.00	\$3,200.00	\$0.00	0.00%
6010	Reserve Allocation	\$282,123.76	\$310,328.40	\$28,204.64	10.00%
Totals		\$1,013,599.20	\$1,098,732.40	\$85,133.20	8.40%