

Century Gardens Homeowners Association
Approved Budget for period: January 1st 2019 - December 31st, 2019

	2018 Approved Monthly Budget	2018 Approved Annual Budget	2019 Approved Monthly Budget	2019 Approved Annual Budget
INCOME				
40000 Maintenance Fee	\$ 73,590.00	\$ 883,080.00	\$ 73,590.00	\$ 883,080.00
40011 Late Fee	\$ 666.67	\$ 8,000.00	\$ 750.00	\$ 9,000.00
40030 Screening Fees	\$ 433.33	\$ 5,200.00	\$ 433.33	\$ 5,200.00
40065 Violation Fees	\$ -	\$ -	\$ 83.33	\$ 1,000.00
40078 Late Fee Interest	\$ 83.33	\$ 1,000.00	\$ -	\$ -
40079 Clubhouse Fee	\$ 100.00	\$ 1,200.00	\$ 125.00	\$ 1,500.00
Total Income:	\$ 74,873.33	\$ 898,480.00	\$ 74,981.67	\$ 899,780.00
ADMINISTRATIVE EXPENSE				
50008 Accounting Fees (Audit)	\$ 441.67	\$ 5,300.00	\$ 441.67	\$ 5,300.00
50010 Bad Debt	\$ 83.33	\$ 1,000.00	\$ 83.33	\$ 1,000.00
50011 Bank Charges	\$ 20.83	\$ 250.00	\$ 20.83	\$ 250.00
50045 Legal Fees	\$ 350.00	\$ 4,200.00	\$ 350.00	\$ 4,200.00
50047 Annual Corporate Report	\$ 5.17	\$ 62.00	\$ 5.17	\$ 62.00
50050 License, Taxes, Permits - Pool/Spa	\$ 41.67	\$ 500.00	\$ 41.67	\$ 500.00
50075 Office Expenses	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
50082 Screening Fees Expense	\$ 108.33	\$ 1,300.00	\$ 166.67	\$ 2,000.00
50085 Postage & Printing	\$ 233.33	\$ 2,800.00	\$ 233.33	\$ 2,800.00
Sub-Total Admin. Costs:	\$ 1,409.33	\$ 16,912.00	\$ 1,467.67	\$ 17,612.00
INSURANCE				
52028 Property & Liability	\$ 941.67	\$ 11,300.00	\$ 966.67	\$ 11,600.00
52032 Umbrella Ins.	\$ 104.17	\$ 1,250.00	\$ 104.17	\$ 1,250.00
52035 D & O	\$ 154.17	\$ 1,850.00	\$ 154.17	\$ 1,850.00
52036 Fidelity Bond	\$ 12.50	\$ 150.00	\$ 25.00	\$ 300.00
Sub-Total Insurance:	\$ 1,212.50	\$ 14,550.00	\$ 1,250.00	\$ 15,000.00
UTILITIES				
54050 00 Electricity	\$ 3,958.33	\$ 47,500.00	\$ 3,458.33	\$ 41,500.00
54070 00 Water & Sewer	\$ 266.67	\$ 3,200.00	\$ 125.00	\$ 1,500.00
Sub-Total Utilities:	\$ 4,225.00	\$ 50,700.00	\$ 3,583.33	\$ 43,000.00
CONTRACTS				
60003 Admin. Assistant	\$ 1,284.75	\$ 15,417.00	\$ -	\$ -
60010 Alarm Services	\$ 9,565.83	\$ 114,790.00	\$ 9,565.83	\$ 114,790.00
60013 Cable Television	\$ 33,721.00	\$ 404,652.00	\$ 35,000.00	\$ 420,000.00
60062 Front Desk	\$ 1,083.33	\$ 13,000.00	\$ 1,625.00	\$ 19,500.00
60075 Janitorial Services	\$ 2,080.00	\$ 24,960.00	\$ 2,080.00	\$ 24,960.00
60092 Lawn Maintenance (30 cuts)	\$ 6,710.00	\$ 80,520.00	\$ 6,900.00	\$ 82,800.00
60093 Wet Check Irrigation	\$ 490.00	\$ 5,880.00	\$ -	\$ -
61000 Property Management	\$ 2,200.00	\$ 26,400.00	\$ 2,200.00	\$ 26,400.00
61020 Pool Service Contract	\$ 450.00	\$ 5,400.00	\$ 450.00	\$ 5,400.00
61045 Security Services - 20 Random Visits	\$ 508.25	\$ 6,099.00	\$ 508.25	\$ 6,099.00
61046 Security Services - Camera Monitoring	\$ 354.17	\$ 4,250.00	\$ 354.17	\$ 4,250.00
61055 Trash Removal	\$ 25.00	\$ 300.00	\$ 60.00	\$ 720.00
61100 Bookkeeping Service	\$ 2,200.00	\$ 26,400.00	\$ 2,200.00	\$ 26,400.00
Sub-Total Contracts:	\$ 60,672.33	\$ 728,068.00	\$ 60,943.25	\$ 731,319.00
MAINTENANCE & REPAIRS				
70045 R&M Electrical	\$ 208.33	\$ 2,500.00	\$ 208.33	\$ 2,500.00
70048 R&M Gym Equipment	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
70060 R&M General	\$ 1,134.16	\$ 13,610.00	\$ 1,124.08	\$ 13,489.00
70065 R&M Janitorial Supplies	\$ 266.67	\$ 3,200.00	\$ 266.67	\$ 3,200.00
70074 Access Control	\$ 166.67	\$ 2,000.00	\$ 291.67	\$ 3,500.00
70095 R&M Pool	\$ 166.67	\$ 2,000.00	\$ 291.67	\$ 3,500.00
70100 R&M Fence	\$ -	\$ -	\$ 550.00	\$ 6,600.00
70105 Mulch/Soil Common	\$ 833.33	\$ 10,000.00	\$ 958.33	\$ 11,500.00
70135 Landscape Improvement	\$ 191.67	\$ 2,300.00	\$ 191.67	\$ 2,300.00
70138 Tree Trim/Replace	\$ 1,541.67	\$ 18,500.00	\$ 1,333.33	\$ 16,000.00
70150 Irrigation Maintenance	\$ 490.00	\$ 5,880.00	\$ 166.67	\$ 2,000.00
Sub-Total Maint. & Repairs:	\$ 5,124.17	\$ 61,490.00	\$ 5,507.42	\$ 66,089.00
RESERVE TRANSFER	\$ 2,230.00	\$ 26,760.00	\$ 2,230.00	\$ 26,760.00
TOTAL BUDGET	\$ 74,873.33	\$ 898,480.00	\$ 74,981.67	\$ 899,780.00
MONTHLY ASSOCIATION FEE	\$165.00	unit / month	\$165.00	unit / month