

Century Gardens Homeowners Association
Proposed Budget for period: January 1st 2020 - December 31st, 2020

	2019 Approved	2019 Approved	2020 Proposed	2020 Proposed
	Monthly Budget	Annual Budget	Monthly Budget	Annual Budget
INCOME				
40001 Maintenance Fee	\$ 71,360.00	\$ 856,320.00	\$ 73,590.25	\$ 883,083.00
40002 Reserve Income	\$ 2,230.00	\$ 26,760.00	\$ 2,230.00	\$ 26,760.00
40011 Late Fee	\$ 750.00	\$ 9,000.00	\$ 916.67	\$ 11,000.00
40030 Screening Fees	\$ 433.33	\$ 5,200.00	\$ 541.67	\$ 6,500.00
40065 Violation Fees	\$ 83.33	\$ 1,000.00	\$ 41.67	\$ 500.00
40078 Late Fee Interest	\$ -	\$ -	\$ -	\$ -
40079 Clubhouse Fee	\$ 125.00	\$ 1,500.00	\$ 166.67	\$ 2,000.00
Total Income:	\$ 74,981.67	\$ 899,780.00	\$ 77,486.92	\$ 929,843.00
ADMINISTRATIVE EXPENSE				
50008 Accounting Fees (Audit)	\$ 441.67	\$ 5,300.00	\$ 333.33	\$ 4,000.00
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	\$ 458.33	\$ 5,500.00
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	\$ 166.67	\$ 2,000.00	\$ 166.67	\$ 2,000.00
50085 Postage & Printing	\$ 233.33	\$ 2,800.00	\$ 166.67	\$ 2,000.00
Sub-Total Admin. Costs:	\$ 1,467.67	\$ 17,612.00	\$ 1,401.00	\$ 16,812.00
INSURANCE				
52028 Property & Liability	\$ 966.67	\$ 11,600.00	\$ 1,004.17	\$ 12,050.00
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	\$ 25.00	\$ 300.00	\$ 29.17	\$ 350.00
Sub-Total Insurance:	\$ 1,250.00	\$ 15,000.00	\$ 1,291.67	\$ 15,500.00
UTILITIES				
54050 Electricity	\$ 3,458.33	\$ 41,500.00	\$ 4,166.67	\$ 50,000.00
54070 Water & Sewer	\$ 125.00	\$ 1,500.00	\$ 100.00	\$ 1,200.00
Sub-Total Utilities:	\$ 3,583.33	\$ 43,000.00	\$ 4,266.67	\$ 51,200.00
CONTRACTS				
60003 Admin. Assistant	\$ -	\$ -	\$ -	\$ -
60010 Alarm Services	\$ 9,565.83	\$ 114,790.00	\$ 9,565.83	\$ 114,790.00
60013 Cable Television	\$ 35,000.00	\$ 420,000.00	\$ 35,150.00	\$ 421,800.00
60062 Front Desk	\$ 1,625.00	\$ 19,500.00	\$ 1,416.67	\$ 17,000.00
60075 Janitorial Services	\$ 2,080.00	\$ 24,960.00	\$ 2,080.00	\$ 24,960.00
60092 Lawn Maintenance (30 cuts)	\$ 6,900.00	\$ 82,800.00	\$ 6,900.00	\$ 82,800.00
60093 Wet Check Irrigation	\$ -	\$ -	\$ -	\$ -
61000 Property Management	\$ 2,200.00	\$ 26,400.00	\$ 2,400.00	\$ 28,800.00
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	\$ 525.00	\$ 6,300.00
61055 Trash Removal	\$ 60.00	\$ 720.00	\$ 60.00	\$ 720.00
61100 Bookkeeping Service	\$ 2,200.00	\$ 26,400.00	\$ 2,400.00	\$ 28,800.00
Sub-Total Contracts:	\$ 60,943.25	\$ 731,319.00	\$ 61,455.75	\$ 737,469.00
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	\$ 1,124.08	\$ 13,489.00	\$ 812.67	\$ 9,752.00
70065 R&M Janitorial Supplies	\$ 266.67	\$ 3,200.00	\$ 266.67	\$ 3,200.00
70074 Access Control	\$ 291.67	\$ 3,500.00	\$ 291.67	\$ 3,500.00
70095 R&M Pool	\$ 291.67	\$ 3,500.00	\$ 291.67	\$ 3,500.00
70100 R&M Fence	\$ 550.00	\$ 6,600.00	\$ 550.00	\$ 6,600.00
70105 Mulch/Soil Common	\$ 958.33	\$ 11,500.00	\$ 958.33	\$ 11,500.00
70135 Landscape Improvement	\$ 191.67	\$ 2,300.00	\$ 191.67	\$ 2,300.00
70138 Tree Trim/Replace	\$ 1,333.33	\$ 16,000.00	\$ 1,333.33	\$ 16,000.00
70139 Pressure Cleaning (every 2 years)	\$ -	\$ -	\$ 1,062.50	\$ 12,750.00
70145 Drain Cleaning (every 3 years)	\$ -	\$ -	\$ 583.33	\$ 7,000.00
70150 Irrigation Maintenance	\$ 166.67	\$ 2,000.00	\$ 166.67	\$ 2,000.00
Sub-Total Maint. & Repairs:	\$ 5,507.42	\$ 66,089.00	\$ 6,841.83	\$ 82,102.00
RESERVE TRANSFER	\$ 2,230.00	\$ 26,760.00	\$ 2,230.00	\$ 26,760.00
TOTAL BUDGET	\$ 74,981.67	\$ 899,780.00	\$ 77,486.92	\$ 929,843.00
MONTHLY ASSOCIATION FEE	\$165.00	unit / month	\$170.00	unit / month