

2018 Budget

La Solana Condominium Association

	Annual Budget	Monthly Average	Average Monthly Per Unit
Income Accounts			
Homeowner Assessments	\$868,502.64	\$72,375.22	\$287.20
Rental Income	\$5,376.00	\$448.00	
Total Income	\$873,878.64	\$72,823.22	\$287.20
Expense Accounts			
Utilities			
Electric	\$54,000.00	\$4,500.00	\$17.86
Gas	\$15,000.00	\$1,250.00	\$4.96
Sanitation - Refuse	\$6,825.00	\$568.75	\$2.26
Sewer	\$69,000.00	\$5,750.00	\$22.82
Telephone	\$15,000.00	\$1,250.00	\$4.96
Water - Bldg	\$46,000.00	\$3,833.33	\$15.21
Water - Fire Sprinklers	\$2,000.00	\$166.67	\$0.66
Water - Irrigation	\$41,000.00	\$3,416.67	\$13.56
Total Utilities	\$248,825.00	\$20,735.42	\$82.28
Maintenance			
Building-Exterior	\$5,000.00	\$416.67	\$1.65
Backflow Inspection	\$400.00	\$33.33	\$0.13
Club House Maint/Repair	\$2,500.00	\$208.33	\$0.83
Elevator Contract	\$35,750.00	\$2,979.17	\$11.82
Elevator Maintenance	\$2,000.00	\$166.67	\$0.66
Fire Sprinkler Insp.	\$2,468.64	\$205.72	\$0.82
Fire Sprinkler Maintenance	\$500.00	\$41.67	\$0.17
Fire Sprinkler Monitoring	\$480.00	\$40.00	\$0.16
Annual fire ext. inspection	\$1,850.00	\$154.17	\$0.61
Equipment	\$1,500.00	\$125.00	\$0.50
Irrigation Maint/Repair	\$2,000.00	\$166.67	\$0.66
Clubhouse Cleaning	\$13,200.00	\$1,100.00	\$4.37
Landscape Extras	\$2,500.00	\$208.33	\$0.83
Landscape Contract/Supplies	\$86,100.00	\$7,175.00	\$28.47
On Site Maintenance Staff	\$54,000.00	\$4,500.00	\$17.86
Onsite Maint Payroll Taxes	\$6,500.00	\$541.67	\$2.15
Exterminating	\$3,600.00	\$300.00	\$1.19
Termite Control	\$1,800.00	\$150.00	\$0.60
Pool/Spa Repairs	\$2,400.00	\$200.00	\$0.79
Pool/Spa Service Contract	\$5,280.00	\$440.00	\$1.75
Roof Maint/Repair	\$1,000.00	\$83.33	\$0.33
Total Maintenance	\$230,828.64	\$19,235.72	\$76.33
Supplies			
Maintenance Supplies	\$2,000.00	\$166.67	\$0.66
Lighting Supplies	\$1,500.00	\$125.00	\$0.50
Pool/Spa Supplies/Chemicals	\$3,000.00	\$250.00	\$0.99
Total Supplies	\$6,500.00	\$541.67	\$2.15
Administration			
Accounting/Tax Prep.	\$1,000.00	\$83.33	\$0.33
Bad Debt	\$1,500.00	\$125.00	\$0.50

Collections	\$750.00	\$62.50	\$0.25
Collections - Attorney	\$150.00	\$12.50	\$0.05
Collection Agency Fee	\$200.00	\$16.67	\$0.07
Insurance	\$52,000.00	\$4,333.33	\$17.20
Insurance-Vehicle	\$5,000.00	\$416.67	\$1.65
Legal	\$2,500.00	\$208.33	\$0.83
Management Fee	\$40,420.80	\$3,368.40	\$13.37
Office & Printing	\$7,200.20	\$600.02	\$2.38
Office Administrative Salary	\$34,000.00	\$2,833.33	\$11.24
Office Admin Payroll Taxes	\$4,200.00	\$350.00	\$1.39
Permits	\$500.00	\$41.67	\$0.17
Postage	\$800.00	\$66.67	\$0.26
Social Expenses	\$4,000.00	\$333.33	\$1.32
Taxes-Income	\$1,500.00	\$125.00	\$0.50
Website	\$600.00	\$50.00	\$0.20
Total Administration	\$156,321.00	\$13,026.75	\$51.69
Fund Transfers			
Reserve Allocation	\$231,404.00	\$19,283.67	\$76.52
Total Fund Transfers	\$231,404.00	\$19,283.67	\$76.52
Total Expenses	\$873,878.64	\$72,823.22	\$288.98

Summary

Income	\$873,878.64
Expenses and Fund Accounts	\$873,878.64