Palma Vista Homeowners Association
Proposed Budget
January 1, 2020 through December 31, 2020

Account Number	Description	2019 thru June	Estimated Remainder	Total Estimated	Budget 2019	Estimated Variance	Budget 2020
6010-000	MAINT FEE - OPERATING	$125,364.48	$ 125,364.48	$250,728.96	$250,704.00	$24.96	$258,185.00
6020-000	MAINT FEE =RESV - PAINTING	$10,757.52	$ 10,757.52	$21,515.04	$21,515.00	$0.04	$19,218.00
6021-000	MAINT FEE-RESV-PAVING	$4,271.52	$ 4,271.52	$8,543.04	$8,543.00	$0.04	$9,544.00
6022-000	MAINT FEE - RESV-DRIVEWAYS	$1,079.46	$ 1,079.46	$2,158.92	$2,159.00	($0.08)	$0.00
6023-000	MAINT FEE-RESV-ROOF	$29,215.02	$ 29,215.02	$58,430.04	$58,430.00	$0.04	$54,404.00
6070-000	INTEREST INCOME-OPERATING	$183.89	$ 183.89	$367.78	$0.00	$367.78	$0.00
6071-000	INTEREST INCOME-RESERVE	$1,279.99	$ 1,279.99	$2,559.98	$0.00	$2,559.98	$0.00
6082-000	LATE FEE INCOME	$50.00	$ 50.00	$100.00	$0.00	$100.00	$0.00
6083-004	OTHER INCOME-TRANSMITTERS	$320.00	$ 320.00	$640.00	$0.00	$640.00	$0.00
6083-016	OTHER INCOME - WATER	$17,119.52	$ 17,119.52	$34,239.04	$0.00	$34,239.04	$0.00
6083-099	OTHER INCOME-PRE -LIEN	$175.00	$ 175.00	$350.00	$0.00	$350.00	$0.00
6900-000	INCOME TRANSFER TO RESERVE	($45,323.52)	$ (45,323.52)	($90,647.04)	($90,647.00)	($0.04)	($83,166.00)
6901-000	INTEREST TRANSFER TO RESERVE	($1,279.99)	$ (1,279.99)	($2,559.98)	$0.00	($2,559.98)	$0.00
	TOTAL OPERATING REVENUE	$143,212.89	$ 143,212.89	$286,425.78	$250,704.00	$35,721.78	$258,185.00
	ADMINISTRATIVE						
7110-000	INSURANCE - GENERAL	$16,618.44	$ 16,618.44	$33,236.88	$38,844.00	$5,607.12	$40,786.00
7110-001	INSURANCE - GENERAL LIABILITY	$1,027.98	$ 1,027.98	$2,055.96	$4,560.00	$2,504.04	$4,788.00
7110-002	INSURANCE-UMBRELLA	$294.48	$ 294.48	$588.96	$1,068.00	$479.04	$1,121.00
7110-003	INSURANCE-BOND/CRIME	$385.50	$ 385.50	$771.00	$804.00	$33.00	$844.00
7110-004	INSURANCE-FLOOD	$7,016.44	$ 7,016.44	$14,032.88	$12,372.00	($1,660.88)	$12,991.00
7110-005	INSURANCE-WORKERS COMP	$352.98	$ 352.98	$705.96	$732.00	$26.04	$769.00
7110-006	INSURANCE- D&O	$693.48	$ 693.48	$1,386.96	$1,452.00	$65.04	$1,525.00
7210-000	LEGAL AND PROFESSIONAL	$1,449.50	$ 1,449.50	$2,899.00	$9,000.00	$6,101.00	$5,000.00
7212-003	PROFESSIONAS-CPA FEES	$0.00	$ 4,500.00	$4,500.00	$4,992.00	$492.00	$500.00
7212-004	PROFESSIONAL-RESERV ANALYSIS	$1,800.00	$ 1,800.00	$3,600.00	$4,000.00	$400.00	$0.00
7310-000	TAXES AND LICENSES-GENERAL	$122.50	$ -	$122.50	$60.00	($62.50)	$62.00
7410-000	MANAGEMENT FEE	$5,760.00	$ 5,760.00	$11,520.00	$11,520.00	$0.00	$11,520.00
7510-000	ADMIN EXPENSES - GENERAL	$1,172.70	$ 1,172.70	$2,345.40	$3,000.00	$654.60	$2,200.00
7510-099	ADMIN EXPENSES - 45 DAY PRE LIEN	$175.00	$ 175.00	$350.00	$0.00	($350.00)	$350.00
	TOTAL ADMIN EXPENSES	$36,869.00	$41,246.50	$78,115.50	$92,404.00	$14,288.50	$82,456.00
	SERVICES AND UTILITIES						
8010-001	SHARED AMENITY FEE	$23,170.98	$ 23,170.98	$46,341.96	$46,342.00	$0.04	$48,909.00
8110-000	REPAIR AND MAINTENANCE-GENERAL	$19,031.38	$ 19,031.38	$38,062.76	$39,000.00	$937.24	$9,000.00
8110-009	R&M-ROOFS	$0.00	$ -	$0.00	$1,500.00	$1,500.00	$30,000.00
8110-012	R&M - PAVERS	$0.00	$ -	$0.00	$1,500.00	$1,500.00	$0.00
8150-000	OPERATING CONTINGENCY	$0.00	$ -	$0.00	$850.00	$850.00	$600.00
8210-000	GROUNDS MAINTENANCE-CONTRACT	$16,680.00	$ 16,680.00	$33,360.00	$39,000.00	$5,640.00	$44,620.00
8210-006	GROUNDS-SUPPLIES & LABOR-NON CON	$0.00	$ -	$0.00	$6,000.00	$6,000.00	$6,000.00
8210-007	GROUNDS-LANDSCAPE UPGRADE	$8,885.70	$ -	$8,885.70	$6,000.00	($2,885.70)	$6,000.00
8210-008	GROUNDS-IRRIGATION REPAIRS	$2,492.94	$ 2,492.94	$4,985.88	$2,100.00	($2,885.88)	$2,100.00
8410-000	PEST CONTROL-GENERAL	$9,521.75	$ 9,521.75	$19,043.50	$16,008.00	($3,035.50)	$16,000.00
8710-007	UTILITIES - SEWER & WATER	$21,248.96	$ 21,248.96	$42,497.92	$0.00	($42,497.92)	$0.00
8710-012	UTILITIES - CABLE-SPECTRUM	$0.00	$ -	$0.00	$0.00	$0.00	$12,500.00
	TOTAL SERVICES & UTILITIES	$101,031.71	$92,146.01	$193,177.72	$158,300.00	($34,877.76)	$175,729.00
	RESERVE FUNDING				$88,488.00		$83,166.00
	TOTAL EXPENSES	$137,900.71	$133,392.51	$271,293.22	$250,704.00	($20,589.26)	$258,185.00
	NET EXCESS/(DEFICIT)	$5,312.18	$ 9,820.38	$15,132.56	$0.00	$15,132.52	$0.00
	TOTAL REVENUE				$339,192.00		$341,351.00
	MAINTENANCE FEE SCHEDULE:						

TYPE UNIT	NUMBER OF UNITS	PERCENT OWNERSHIP	2019 MONTHLY MAINT. FEE	2020 MONTHLY FEE MAINT. FEE	YEARLY MAINT.FEE	TOTAL YEARLY FEE
Interior	42	0.012224	$348	$348	$4,173	$175,246
Exterior	38	0.012806	$364	$364	$4,371	$166,105
						$341,351

Approved by: Association President
Robert Hardman