

# VILLA SERENA OWNERS ASSN., INC.

258 Units

## JANUARY 1, 2021 - DECEMBER 31, 2021 APPROVED BUDGET

ACCT	REVENUE	2020 ANNUAL	2021 ANNUAL	2021 MONTHLY	PER UNIT COST PER MONTH
4010	Unit Maintenance Fees	\$882,360	\$882,360	\$73,530	\$285.00
4020	Unit Late Fees	\$0	\$1,200	\$100	\$0.00
	Excess Operating Funds	\$120,000	\$0	\$0	\$0.00
	<b>TOTAL REVENUE</b>	<b>\$882,360</b>	<b>\$883,560</b>	<b>\$73,630</b>	<b>\$285.00</b>
	<b>OPERATING EXPENSES</b>				
	<b>ADMINISTRATIVE EXPENSES</b>				
5010	Office Expense	\$10,000	\$8,000	\$667	\$2.58
5015	Bank/Coupons	\$0	\$1,935	\$161	\$0.63
5020	File Storage Fees - Stevens & Stevens	\$0	\$1,080	\$90	\$0.35
5025	Website Hosting	\$0	\$595	\$50	\$0.19
5600	License / Fees / Corp Report	\$1,000	\$180	\$15	\$0.06
5700	Committee / Social Events	\$0	\$0	\$0	\$0.00
5800	Management / Bookkeeping	\$36,000	\$36,000	\$3,000	\$11.63
5810	On Site Remb Cost	\$12,000	\$12,000	\$1,000	\$3.88
5900	Legal / Professional Fees	\$12,500	\$10,000	\$833	\$3.23
5910	CPA / Tax Prep Fees	\$5,000	\$5,000	\$417	\$1.61
7900	Bad Debt	\$5,000	\$6,840	\$570	\$2.21
	<b>INSURANCE</b>				
5300	Property / Mold Insurance	\$110,000	\$125,000	\$10,417	\$40.37
	<b>BUILDING REPAIR / MAINTENANCE</b>				
5200	External Pest Control	\$9,500	\$10,500	\$875	\$3.39
5210	Termite Bond	\$3,906	\$4,285	\$357	\$1.38
6100	General Building/Grounds- Maintenance	\$50,500	\$50,500	\$4,208	\$16.31
6105	Roof Inspection / Repairs	\$15,000	\$10,000	\$833	\$3.23
6125	Handyman Services	\$15,000	\$5,800	\$483	\$1.87
6130	Fire Sprinkler System/Repair	\$20,000	\$15,000	\$1,250	\$4.84
6140	Fire Alarm Monitoring Contract	\$3,000	\$1,500	\$125	\$0.48
6160	Fire Sprinkler System Inspection	\$10,000	\$10,000	\$833	\$3.23
	<b>POOL / CABANA MAINTENANCE</b>				
6200	Pool Cleaning / Maintenance	\$6,300	\$7,800	\$650	\$2.52
6210	Pool Equipment / Repair	\$2,000	\$1,500	\$125	\$0.48
6220	Pool Permit / Fire Inspection/EXT.	\$600	\$600	\$50	\$0.19
6300	Exercise Equipment Repairs	\$500	\$1,000	\$83	\$0.32
6400	Clubhouse Cleaning Contract	\$8,700	\$9,769	\$814	\$3.16
6405	Clubhouse Cleaning Supplies	\$0	\$720	\$60	\$0.23
6410	Clubhouse Repairs / Maintenance	\$1,500	\$1,000	\$83	\$0.32

ACCT	OPERATING EXPENSES	2020 ANNUAL	2021 Proposed ANNUAL	2021 Proposed MONTHLY AMOUNT	PER UNIT COST PER MONTH
	<b>GROUNDS REPAIR / MAINTENANCE</b>				
5400	Landscape Maintenance Contract	\$8,500	\$8,500	\$708	\$2.75
5410	Irrigation Maintenance	\$12,000	\$10,000	\$833	\$3.23
5420	Plantings / Sod / Trees	\$55,000	\$55,000	\$4,583	\$17.76
6110	Tree Trimming	\$10,000	\$16,736	\$1,395	\$5.41
6150	Concrete/Gutters/Power Washing	\$27,000	\$27,000	\$2,250	\$8.72
6170	Aquatic / Water Way Maintenance	\$3,000	\$3,000	\$250	\$0.97
6175	Lift Station	\$3,400	\$3,400	\$283	\$1.10
	<b>UTILITIES</b>				
7000	Electric - Common Elements / Clubhouse	\$45,000	\$45,000	\$3,750	\$14.53
7003	Water / Sewer	\$168,684	\$180,000	\$15,000	\$58.14
7004	Telephone - Cabana / Gate / Cable	\$5,000	\$6,000	\$500	\$1.94
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$675,590</b>	<b>\$691,240</b>	<b>\$57,603</b>	<b>\$223.27</b>

ACCT	RESERVES	2020 ANNUAL	2021 Proposed ANNUAL	2021 Proposed MONTHLY AMOUNT	PER UNIT COST PER MONTH
9010	Reserves - Building Painting	\$25,981	\$38,971	\$3,248	\$12.59
9020	Reserves - Pavement Surface	\$0	\$0	\$0	\$0.00
9030	Reserves - Bldg Roof Replacement	\$131,038	\$134,927	\$11,244	\$43.58
9040	Reserves - Pool / Cabana	\$5,258	\$2,759	\$230	\$0.89
9045	Reserves - Lift Station	\$0	\$0	\$0	\$0.00
9055	Reserves - Fire Safety System	\$7,296	\$0	\$0	\$0.00
9060	Reserves - Perimeter Wall	\$4,674	\$7,189	\$599	\$2.32
9065	Reserves - Entrance Pavers	\$2,724	\$4,953	\$413	\$1.60
9070	Reserves - Entry Gate	\$974	\$0	\$0	\$0.00
9075	Reserves - Gutters	\$2,214	\$1,307	\$109	\$0.42
9100	Reserves - Maintenance / Unallocated	\$52,111	\$2,214	\$185	\$0.72
	<b>TOTAL RESERVES</b>	<b>\$232,270</b>	<b>\$192,320</b>	<b>\$16,027</b>	<b>\$62.12</b>

<b>TOTAL EXPENSES</b>	<b>\$907,860</b>	<b>\$883,560</b>	<b>\$73,630</b>	<b>\$285.39</b>
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**YOUR 2021 MAINTENANCE FEES REMAIN AT \$285.00 PER MONTH**

APPROVED 12/2/2020