

GREATER BAY VILLAS ASSOCIATION

8/20/2019

	BUDGET	ACTUAL	BUDGET
	6/1/18 TO 5/31/19	6/1/18 TO 5/31/19	6/1/2019 TO 5/31/2020
<u>INCOME:</u>			
4110 Common Charge income	393,120.00	393,120.00	393,120.00
4080 Late Charges	500.00	400.00	500.00
4550 Municipal Service Reimbursements	9,600.00	9,800.00	9,600.00
TOTAL INCOME	403,220.00	403,320.00	403,220.00
<u>PAYROLL/MGMT/OFFICE</u>			
8170 Management Fees	45,179.00	45,179.00	46,082.58
8185 Office supplies & expenses	200.00	34.69	100.00
8190 Postage & Copies	1,000.00	1,053.66	1,000.00
TOTAL P/R, MGMT/OFFICE EXP	46,379.00	46,267.35	47,182.58
<u>ADMINISTRATIVE:</u>			
8205 Misc. Administrative	200.00	860.68	500.00
8210 Meeting Expense	900.00	900.80	900.00
8215 Website	2,700.00	300.00	300.00
8220 Legal Fees	2,500.00	1,442.30	1,500.00
8230 Accounting/Auditing	3,400.00	3,400.00	3,400.00
8250 Engineering Services	0.00	2,200.00	1,000.00
TOTAL ADMINISTRATIVE	9,700.00	9,103.78	7,600.00
<u>COMMON AREA EXPENSE:</u>			
8315 Snow & Ice Removal	25,000.00	20,791.88	25,000.00
8320 Building Maintenance & supply	25,000.00	31,356.92	30,000.00
8321 Gutter Cleaning	3,000.00	3,015.00	3,000.00
8325 Landscape Contract	84,400.00	84,400.00	85,193.37
8330 Trash Removal	9,000.00	8,280.55	9,000.00
8331 Trash Dumpster Cleanup Weekly	4,750.00	4,750.00	4,750.00
8334 Landscape Maintenance	9,000.00	3,864.00	2,000.00
8335 Landscape Beautification	0.00	3,662.89	4,000.00
8345 Lighting	1,000.00	3,456.66	5,000.00
8355 Plumbing Repairs	3,000.00	5,251.84	3,300.00

8359 Chimney Repair	34,293.00	33,403.16	33,600.00
8365 Irrigation Services	0.00	4,421.63	3,122.12
8370 Termite Warranty	9,500.00	9,482.07	5,250.00
8375 Carpenter Ant Program	6,646.00	6,963.68	4,200.00
8376 Pest Control	5,000.00	916.98	-
8380 Tree Maintenance	5,000.00	9,420.00	3,000.00
TOTAL COMMON AREA EXPENSE	224,589.00	233,437.26	220,415.49
UTILITIES:			
8410 Common Electric	3,500.00	2,900.00	3,500.00
8420 Fire Service	4,645.00	4,018.82	4,100.00
TOTAL UTILITIES	8,145.00	6,918.82	7,600.00
INSURANCE EXPENSE:			
8610 Property & Liability Insurance	53,353.00	53,409.00	57,786.63
8620 Workers Comp Insurance	1,428.00	1,217.00	1,428.00
8630 Flood Insurance	18,626.00	18,626.00	19,557.30
TOTAL INSURANCE EXPENSE	73,407.00	73,252.00	78,771.93
TOTAL EXPENSES	362,220.00	368,979.21	361,570.00
NET OPERATING INCOME/(LOSS)	\$41,000.00	\$34,340.79	\$41,650.00
TRANSFERS:			
Contribution to Reserve Account	41,000.00	41,000.00	41,650.00
TOTAL TRANSFERS	41,000.00	41,000.00	41,650.00
NET INCOME/(LOSS)	-	(6,659.21)	-