

**Serrano Homeowners Association
2021 Budget Comparison Report**

Total Homes	138	138	138
Dues	\$55.00	\$55.00	\$58.00
Qtrly	\$165.00	\$165.00	\$174.00

	October YTD Actual	2020 Approved Annual Budget	2021 Approved Annual Budget
Income			
Operating Income			
410 - Regular Assessment	81,409.74	91,080.00	96,048.00
411 - Interest Income-Operating	5.28	0.00	0.00
412 - Fine Income	100.00	0.00	0.00
413 - Late Fee Income	25.00	0.00	0.00
415 - Returned Payment Income	80.00	0.00	0.00
416 - Legal / Collection Income	341.00	0.00	0.00
417 - Working Capital Income	1,430.00	0.00	0.00
Total Operating Income	83,391.02	91,080.00	96,048.00
Expense			
Landscaping and Grounds			
510 - Trees Maintenance	11,275.00	2,500.00	10,000.00
511 - Landscape Maintenance	32,500.00	39,000.00	39,000.00
512 - Irrigation Maint/ Repairs	2,078.52	1,000.00	1,000.00
514 - General Grounds Maintenance	310.00	2,880.00	1,000.00
515 - Weed Control	0.00	1,500.00	1,500.00
516 - Plants & Shrubs	0.00	460.00	460.00
Total Landscaping and Grounds	46,163.52	47,340.00	52,960.00
Grounds and Structures			
524 - Electrical Repair	1,225.00	360.00	360.00
530 - Pest Control	695.00	960.00	960.00
Total Grounds and Structures	1,920.00	1,320.00	1,320.00
Utilities			
582 - Electric	1,040.46	1,140.00	1,140.00
584 - Water	12,857.62	12,500.00	12,500.00
Total 580 - Utilities	13,898.08	13,640.00	13,640.00
Insurance			
600 - Insurance	2,601.00	2,500.00	2,500.00
Total Insurance	2,601.00	2,500.00	2,500.00

Professional

611 - Accounting	290.00	0.00	0.00
612 - Legal Expenses	32.00	1,800.00	1,800.00
613 - Management Fee	8,095.00	8,340.00	8,340.00
Total Professional	8,417.00	10,140.00	10,140.00

Administrative

620 - Statements	1,881.73	1,750.00	1,380.00
621 - General Administrative	15.50	1,500.00	500.00
622 - Duplicating/Printing	90.10	1,020.00	500.00

623 - Postage	1,287.63	720.00	500.00
624 - Permits and Licenses	4.00	60.00	60.00
625 - Income Tax	50.00	0.00	0.00
626 - Community Events	0.00	1,200.00	700.00
627 - Bank Fees (Returned Checks)	20.00	0.00	0.00
628 - Collection Costs	0.00	0.00	0.00
629 - Lien Expense	0.00	240.00	240.00
630 - Record Storage	536.00	408.00	408.00
632 - Website Hosting	300.00	300.00	300.00
633 - Property Taxes	0.00	10.00	10.00
Total Administrative	4,184.96	7,208.00	4,598.00

Other Expense

710 - Transfer to Reserve	-3,593.00	4,882.00	10,890.00
Total Other Expense	-3,593.00	4,882.00	10,890.00

Total Expense	73,591.56	87,030.00	96,048.00
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Operating Net Income	9,799.46	4,050.00	0.00
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Capital Improvements**Capital Income**

721 Interest income	102.89	0.00	0.00
722 Contributions	-3,593.00	4,882.00	10,890.00
Total Capital Income	-3,490.11	4,882.00	10,890.00

Capital Expenses

810 Capital Improvements	12,003.59	0.00	0.00
Total Capital Improvements	12,003.59	0.00	0.00

Net Reserve Income	-15,493.70	4,882.00	10,890.00
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NET Change in Cash	-5,694.24	8,932.00	10,890.00
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