

Yosemite Village Homeowners Association, Inc.
2020 Ratified Budget

	2019 Budget	YTD Income	2019 Projection	Ratified 2020 Budget	2020 Change From 2018	% Change
Income						
4000 HOA Assessment (1)	390,000	261,679	392,519	402,000	12,000	2.99%
4040 CC&R Fines	200	0	0	200	0	0.00%
4080 Late Fee	1,500	350	525	500	(1,000)	-200.00%
4100 Legal Fees Income	2,000	315	473	1,000	(1,000)	-100.00%
4500 Interest Income	25	454	681	500	475	95.00%
4600 Working Capital Income	0	2,922	4,383	5,000	5,000	100.00%
TOTAL INCOME	393,725	265,720	398,580	409,200	15,475	3.78%
EXPENSES						
Utilities						
5010 Electric	6,500	4,044	6,067	6,500	0	0.00%
5040 Trash Removal	15,000	9,312	13,968	15,000	0	0.00%
5070 Water & Sewer	56,000	35,541	53,312	56,000	0	0.00%
Total Utilities	77,500	48,898	73,347	77,500	0	0.00%
Maintenance						
6051 Building - Exterior	2,500	9,798	14,697	2,500	0	0.00%
6360 Lighting Maintenance (2)	5,000	1,573	2,360	7,775	2,775	35.69%
6410 Patio Fence Repairs	3,000	327	491	5,000	2,000	40.00%
6430 Plumbing (3)	4,000	0	0	4,000	0	0.00%
6450 Roof & Gutter Cleaning	4,400	2,160	3,240	4,400	0	0.00%
6480 Roof & Gutter Maintenance	8,100	10,948	16,422	8,100	0	0.00%
Total Maintenance	27,000	24,807	37,210	31,775	4,775	15.03%
Grounds						
6135 Exterminate/Pest Control	1,000	0	0	500	(500)	-100.00%
6140 Fence Repairs - Boundary (4)	2,000	285	428	2,000	0	0.00%
6175 Flower Beds	1,000	96	144	500	(500)	-100.00%
6340 Landscape Contract	30,000	12,535	28,000	30,000	0	0.00%
6342 Landscape Maintenance	2,000	8,255	9,254	2,000	0	0.00%
6510 Snow Removal	16,000	13,999	20,999	16,000	0	0.00%
6512 Sprinkler Repairs (5)	7,000	444	4,788	7,000	0	0.00%
6530 Street Maintenance	1,000	0	0	2,500	1,500	60.00%
6560 Tree & Shrub Pruning	1,000	0	0	3,000	2,000	66.67%
Total Grounds	61,000	35,614	63,612	63,500	2,500	3.94%
Administration						
7021 Administration Expenses	300	1,028	1,543	1,500	1,200	80.00%
7030 Audit/Tax Preparation	2,800	2,200	3,300	1,800	(1,000)	-55.56%
7060 Copies & Printing	4,000	1,047	1,570	2,500	(1,500)	-60.00%
7110 Insurance	51,000	33,215	49,823	51,000	0	0.00%
7119 Legal - Collections	5,000	5,471	8,206	4,000	(1,000)	-25.00%
7120 Legal Expenses	6,000	350	525	4,000	(2,000)	-50.00%
7140 Management Fees	21,000	14,950	22,425	22,000	1,000	4.55%
7180 Miscellaneous Expenses	275	236	353	275	0	0.00%
7235 Office Supplies	100	85	128	100	0	0.00%
7250 Postage	275	163	245	275	0	0.00%
7310 Website	1,475	195	293	975	(500)	-51.28%
Total Administration	92,225	58,940	88,411	88,425	(3,800)	-4.30%
Other Expense						
5900 General Reserve Cont.	13,000	8,664	13,000	13,000	0	0.00%
5902 Roofing Contributions (6)	123,000	82,000	123,000	135,000	12,000	8.89%
Other Expense Total	136,000	90,664	136,000	148,000	12,000	8.11%
Total Expenses	393,725	258,923	398,580	409,200	15,475	3.78%
Monthly Fee	2019 325.00			2020 335.00	Change 10.00	% Change 2.99%

Yosemite Village Homeowners Association, Inc.
2020 Ratified Budget

- 1 HOA Assessment (budgeted income) increased \$10 to \$335 per month per homeowner
- 2 Expect more money spent on outside lighting repair/maintenance/improvements going forward
- 3 All community sewer lines cleared in 2018 for \$4,800, in future years will be done periodically
- 4 Perimeter fence repaired in 2018 for \$8,000, should be less in future years
- 5 Aging sprinkler system means more repairs every year.
- 6 Roofing expenses paid in 2018 was \$110,556, expect to spend \$148,000 in 2019 & 2020, and \$80,000 in 2021