

Yosemite Village Homeowners Association, Inc.
2021 Ratified Budget

	2020 Budget	YTD Income	2020 Projection	Ratified 2021 Budget	2021 Change From 2020	% Change
Income						
4000 HOA Assessment (1)	402,000	284,331	379,108	402,000	0	0.00%
4040 CC&R Fines	200	0	0	200	0	0.00%
4080 Late Fee	500	1,818	2,424	500	0	0.00%
4090 Legal Fees Income	1,000	1,986	2,648	1,000	0	0.00%
4500 Interest Income	500	454	605	500	0	0.00%
4900 Working Capital Income	5,000	3,015	4,020	5,000	0	0.00%
TOTAL INCOME	409,200	291,604	388,805	409,200	0	0.00%
EXPENSES						
	2020 Budget	YTD Expenses	2020 Projection	2021 Budget	Change	% Change
Utilities						
5010 Electric	6,500	4,681	6,241	6,500	0	0.00%
5105 Trash Removal	15,000	13,710	18,280	18,000	3,000	20.00%
5130 Water & Sewer	56,000	40,378	53,838	56,000	0	0.00%
Total Utilities	77,500	58,769	78,358	80,500	3,000	3.87%
Maintenance						
5235 Building - Exterior	2,500	10,171	13,561	2,500	0	0.00%
5245 Building - Interior	0	1,032	1,376	2,500	2,500	#DIV/0!
6360 Lighting Maintenance (2)	7,775	1,573	2,098	7,775	0	0.00%
6410 Patio Fence Repairs	5,000	327	436	5,000	0	0.00%
5940 Plumbing (3)	4,000	1,050	1,399	5,000	1,000	25.00%
6450 Roof & Gutter Cleaning	4,400	0	0	4,400	0	0.00%
6040 Roof & Gutter Maintenance	8,100	2,878	3,837	8,100	0	0.00%
Total Maintenance	31,775	17,030	22,707	35,275	3,500	11.01%
Grounds						
6135 Exterminate/Pest Control	500	0	0	500	0	0.00%
6140 Fence Repairs - Boundary	2,000	285	380	2,000	0	0.00%
5510 Flower Beds	500	86	114	500	0	0.00%
5730 Landscape Contract	30,000	17,285	29,049	36,000	6,000	20.00%
5765 Landscape Maintenance	2,000	5,135	6,847	2,000	0	0.00%
6130 Snow Removal	16,000	10,214	13,618	16,000	0	0.00%
6145 Sprinkler Repairs (4)	7,000	8,035	10,713	7,000	0	0.00%
6530 Street Maintenance	2,500	0	0	2,500	0	0.00%
6230 Tree & Shrub Pruning	3,000	3,660	11,344	7,000	4,000	133.33%
Total Grounds	63,500	44,699	72,066	73,500	10,000	15.75%
Administration						
7010 Administration Expenses	1,500	1,285	1,713	1,500	0	0.00%
7000 Audit/Tax Preparation	1,800	1,957	2,609	1,800	0	0.00%
7040 Copies & Printing	2,500	638	850	2,500	0	0.00%
7160 Insurance	51,000	27,695	45,132	51,000	0	0.00%
7185 Legal - Collections	4,000	3,402	4,536	4,000	0	0.00%
7190 Legal Expenses	4,000	898	1,197	4,000	0	0.00%
7240 Management Fees	22,000	15,916	21,221	22,000	0	0.00%
7180 Miscellaneous Expenses	275	236	314	275	0	0.00%
7330 Office Supplies	100	28	37	100	0	0.00%
7440 Postage	275	175	233	275	0	0.00%
7535 Website	975	450	600	975	0	0.00%
Total Administration	88,425	52,679	78,444	88,425	0	0.00%
Other Expense						
6500 General Reserve Cont. (6)	13,000	9,750	13,000	53,632	40,632	312.55%
6510 Roofing Contributions (5),(7)	135,000	101,250	135,000	77,868	(57,132)	-42.32%
Other Expense Total	148,000	111,000	148,000	131,500	(16,500)	-11.15%
Total Expenses	409,200	284,177	399,576	409,200	0	0.00%
Monthly HOA Assessment	2020 335.00			2021 335.00	Change 0.00	% Change 0.00%

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- 1 HOA Assessment stayed constant at \$335 per month per homeowner in 2020 and 2021
- 2 Expect more money spent on outside lighting repair/maintenance/improvements going forward
- 3 Starting in 2021, community common sewer lines will be cleared annually
- 4 Aging sprinkler system means more repairs every year.
- 5 Roofing expenses paid in 2019 was \$148,000, expect to spend \$75,000 in 2020, and \$153,000 in 2021
- 6 General Reserve contribution needs to be adjusted mid-year to account for completion of 4-year roofing project
- 7 Roofing Reserve contribution needs to be adjusted mid-year to account for completion of 4-year roofing project