

Port Au Villa
ADOPTED
ADOPTED BUDGET FOR YEAR ENDING
December 31, 2021
NUMBER OF UNITS
56

		ACTUAL	PROJECTED	PROJECTED	2020	2021
		9/30/2020	OCT - DEC	12/31/2020	ADOPTED	ADOPTED
					BUDGET	BUDGET
INCOME:						
6310	Maintenance Fees	263,475	87,825	351,300	351,363	351,360
6320	Reserve Fees	22,125	7,375	29,500	29,500	29,500
6330	Application Fees	750	250	1,000	0	0
6393	Late Fee, Interest Fees	638	213	851	0	0
6395	Other Income	400	133	533	0	0
	Subtotal Income	287,388	95,796	383,184	380,863	380,860
EXPENSES						
ADMINISTRATIVE EXPENSE						
7010	Management	8,617	2,872	11,489	11,489	11,489
7020	Website	0	250	250	250	250
7140	Office Expenses	941	314	1,255	3,100	1,500
7150	Tax Return Review & Prep	250	50	300	300	300
7160	Legal Fees	0	0	0	1,000	1,000
7175	Permits/License Fee	659	220	879	750	880
7205	Performance Bonus	0	3,000	3,000	3,000	3,000
7250	Annual Division Fees	308	103	410	61	410
7265	Membership Dues	4,200	0	4,200	4,500	4,500
7275	Insurance - Flood	32,043	10,681	42,724	43,272	44,017
7280	Insurance D & O	1,264	421	1,686	1,794	1,650
7290	Insurance All Others	459	153	612	644	7,080
7585	Insurance-Property/Wind	34,011	11,337	45,348	48,024	48,650
7810	Onsite Management Salary	57,217	0	57,217	52,465	52,465
7815	Onsite Taxes/Insurance	0	17,864	17,864	17,864	17,860
	Insurance Appraisal	330	0	330	0	330
	ADMINISTRATIVE EXPENSE	140,299	47,265	187,564	188,513	195,381
BUILDING EXPENSE						
8010	Building Maintenance	6,183	2,061	8,245	18,000	14,289
8015	A/C & Heater Maintenance	1,500	500	2,000	3,000	2,000
8030	Washer/Dryer Maintenance	0	500	500	1,500	1,500
8035	Pest Ctl/Perim/Interior	3,652	1,217	4,869	4,800	4,870
8045	Door Replacement	2,485	828	3,313	5,000	5,000
	BUILDING EXPENSE	13,820	5,107	18,927	32,300	27,659
GROUNDS EXPENSE						
8510	Lawn / Landscape Maintenance	7,650	2,550	10,200	10,200	10,200

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		ACTUAL 9/30/2020	PROJECTED OCT - DEC	PROJECTED 12/31/2020	2020 ADOPTED BUDGET	2021 ADOPTED BUDGET
8515	Pest Control - Grass & Shrubs	48	0	48	0	0
8520	Irrigation Maint & Repair	375	125	500	1,000	750
8540	Mulch/Plants	3,118	1,039	4,158	3,500	4,160
8610	Pool Furniture	473	0	473	500	500
8615	Pool/Spa Maint Contract	(218)	(73)	(291)	1,000	1,000
8620	Pool/Spa Maintenance Repair	1,430	477	1,907	19,800	16,089
	GROUNDS EXPENSE	12,876	4,118	16,994	36,000	32,699
	UTILITIES					
8910	Cable TV	22,910	7,637	30,547	30,600	31,671
8915	Electricity	11,667	3,889	15,556	17,500	16,500
8925	Telephone	1,086	362	1,448	1,450	1,450
8930	Water/Sewer/Storm	35,454	11,818	47,272	45,000	46,000
	UTILITIES	71,118	23,706	94,823	94,550	95,621
	RESERVE FUNDING					
9905	Reserves - Pooled	22,125	7,375	29,500	29,500	29,500
	RESERVE FUNDING	22,125	7,375	29,500	29,500	29,500
	TOTAL EXPENSES	260,238	87,570	347,808	380,863	380,860
	<i>Current Year Net Income/loss</i>	<i>27,150</i>	<i>8,226</i>	<i>35,377</i>	<i>0</i>	<i>0</i>
	<i>Quarterly Dues Per Unit</i>				\$ 1,700	\$ 1,700

