

Villages of Piedmont Homeowners Association

PUPM = per unit, per month

2019 Proposed Operating Budget

Acct#	Income	Actual 2017	Approved 2018	Actual & Projected 2018	Amount Over/Under Budget	Proposed 2019 Budget	PUPM Single Family	PUPM Town Home
4101	Assessment Income - SF (157)	176,154	176,154	176,154	0	176,154	93.50	
4102	Assessment Income - TH (256)	341,760	341,760	341,760	0	341,760		111.25
4400	Late Fees	3,500	4,500	4,800	300	4,200	0.85	0.85
4404	Recaptured Legal Fees	500	1,800	1,750	-50	1,500	0.30	0.30
4405	Declaration Violation Charge	0	0	140	140	0		
4500	Interest Income	3,500	4,000	7,950	3,950	8,500	1.72	1.72
4501	Reserve Transfers - Common Areas	71,687	24,892	24,436	-456	22,694	4.58	4.58
4502	Reserve Transfers - Town Homes	54,025	13,931	0	-13,931	35,636		11.60
1020	Prior Year Surplus	0	16,627	0	-16,627	0	0.00	0.00
4600	Clubhouse Rentals	1,200	1,000	2,100	1,100	1,800	0.36	0.36
4625	Leopolds 5K Trail Run	0	0	0	0	0	0.00	0.00
4900	Other Income, Tax Refunds	600	0	150	150	0	0.00	0.00
Total Income		652,926	584,664	559,240	-25,424	592,244	101.31	130.66
Administrative Expenses								
5100	Bad Debt Expense	1,000	1,000	1,907	907	500	0.10	0.10
5113	Insurance, All Forms	11,800	12,786	16,407	3,621	16,500	3.33	3.33
5120	BOD Meeting Expenses	125	150	100	-50	125	0.03	0.03
5125	General Office Expense, Supplies	950	1,500	1,795	295	1,800	0.36	0.36
5126	Office Furniture & Equipment	250	0	0	0	150	0.03	0.03
5127	Payment Coupon Expense	850	850	810	-40	500	0.10	0.10
5128	Postage Expense	3,400	4,000	3,690	-310	3,400	0.69	0.69
5132	Printing & Copying	2,000	3,000	2,275	-725	2,200	0.44	0.44
5137	Income Taxes	600	0	0	0	0	0.00	0.00
5142	Licenses & Permits	400	450	390	-60	400	0.08	0.08
5199	Other Miscellaneous	0	0	0	0	100	0.02	0.02
Professional Expenses								
5200	Audit and Tax Preparation	2,000	2,300	3,102	802	2,800	0.56	0.56
5210	Community Management Fee	77,336	79,269	79,269	0	81,648	16.47	16.47
5212	Schedule A Management Fees	7,650	2,500	1,000	-1,500	1,000	0.20	0.20
5220	Legal Expense - Collections	5,000	5,000	3,750	-1,250	2,500	0.50	0.50
5221	Legal Expense - General	7,500	7,500	2,660	-4,840	4,000	0.81	0.81
5410	Recurring IT Expenses	500	800	815	15	500	0.10	0.10
Clubhouse & Pool Operations								
7500	Pool Management	34,000	32,950	32,950	0	34,950	7.05	7.05
7530	New Pool Equipment	1,000	1,500	1,500	0	2,500	0.50	0.50
5525	Pool Repairs	500	1,000	3,495	2,495	1,000	0.20	0.20
7512	Pool Supplies	2,200	2,200	1,650	-550	2,000	0.40	0.40
7564	Pool Furniture Storage	1,975	2,100	2,180	80	2,180	0.44	0.44
7030	Clubhouse Cleaning	4,300	7,680	7,845	165	7,900	1.59	1.59
7051	Clubhouse Utilities	25,000	25,000	22,110	-2,890	22,500	4.54	4.54
5560	Clubhouse Repairs (General)	2,500	5,000	4,500	-500	3,500	0.71	0.71
7199	Clubhouse Misc Expenses	1,500	2,000	720	-1,280	1,000	0.20	0.20
7041	Clubhouse Interior Painting	0	0	0	0	500	0.10	0.10
7020	Clubhouse Mgmt & Security	934	700	340	-360	400	0.08	0.08
Committee Expense								
5310	Social & Recreation Committee	11,500	12,049	12,049	0	13,000	2.62	2.62
5311	Volunteer Appreciation	0	0	0	0	1,000	0.20	0.20

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Common Area Services & Repairs								
5405	Common Area Electricity	10,000	8,500	7,970	-530	8,200	1.65	1.65
6165	Exterior Lighting Repairs	500	500	250	-250	500	0.10	0.10
5811	Pet Station Supplies	10,000	10,500	9,640	-860	11,000	2.22	2.22
6125	Grounds Maintenance Program	71,500	68,598	68,598	0	68,598	13.84	13.84
6127	Additional Landscaping	5,000	2,000	240	-1,760	2,000	0.40	0.40
6131	Turf Management - Renovation	5,000	5,000	5,000	0	5,000	1.01	1.01
6001	Contingency Expense	8,590	0	0	0	0	0.00	0.00
6129	Community Enhancements	2,200	5,000	5,000	0	5,000	1.01	1.01
6134	Irrigation System	1,500	1,500	2,024	524	2,000	0.40	0.40
6128	Large Tree Pruning/Removal	1,500	5,500	9,985	4,485	5,500	1.11	1.11
6133	Watering Service	1,000	1,000	1,040	40	1,000	0.20	0.20
8030	Playground Equipment Repairs	500	1,000	750	-250	750	0.15	0.15
8050	Tennis Court Maintenance	500	500	200	-300	500	0.10	0.10
6140	Snow Removal	10,500	10,500	5,550	-4,950	6,900	1.39	1.39
6055	Signs	750	750	740	-10	750	0.15	0.15
6145	Singles Trash Removal	23,331	23,902	25,558	1,656	25,717	13.65	
8100	Prior Year Surplus	0	12,000	0	-12,000	0	0.00	0.00
5875	Other Maintenance/Repairs	2,500	2,500	0	-2,500	2,000	0.40	0.40
Townhouse Only Expenses								
8540	Snow Removal (Townhouses)	19,150	18,400	10,075	-8,325	17,100		5.57
6145	Townhouse Trash Removal	25,973	26,609	28,453	1,844	28,631		9.32
Total Expenses		406,764	417,543	388,382	-29,161	401,699	80.29	81.52
Less Reserve Deposits								
9050	Capital Reserve Deposit	69,477	71,214	71,214	0	72,994	14.73	14.73
6099	Interest Income	200	7,600	7,950	350	8,500	1.72	1.72
9250	Addtl Snow TH Reserve Deposit	0	0	8,325	8,325	0	0.00	0.00
9180	Townhome Reserve Deposit	48,277	49,484	49,484	-1,207	50,721		16.51
Total Reserve Deposits		117,954	128,298	136,973	7,468	132,215	16.44	32.95
Less Capital Reserve Expenditure								
6141	Pool Repairs & Equipment	44,492	23,200	23,000	-200	0	0.00	0.00
9597	Clubhouse Repairs	0	0	0	0	17,000	3.43	3.43
9560	New Office Equipment/Furnishings	0	1,000	1,400	400	0	0.00	0.00
9597	Clubhouse Mechanical Repairs	0	0	0	0	0	0.00	0.00
9820	Tree Removal/Replacement	0	0	0	0	0	0.00	0.00
9580	Other Common Area Repairs	0	692	0	-692	5,694	1.15	1.15
9860	Playground & Tennis Court Repairs	20,000	0	0	0	0	0.00	0.00
9595	Clubhouse Parking Area Repairs	4,120	0	0	0	0	0.00	0.00
9770	Storm Water Mgmt Pond Repairs	0	0	0	0	0	0.00	0.00
9625	Reserve Study Update	0	0	0	0	0	0.00	0.00
9680	TH Reserve Expenditures	54,025	13,931	0	-13,931	35,636		11.60
Total Reserve Expenditures		122,637	38,823	24,400	-14,423	58,330	4.58	16.18
Net Income (Loss)		5,571	0	9,485	10,692	0	0.00	0.00