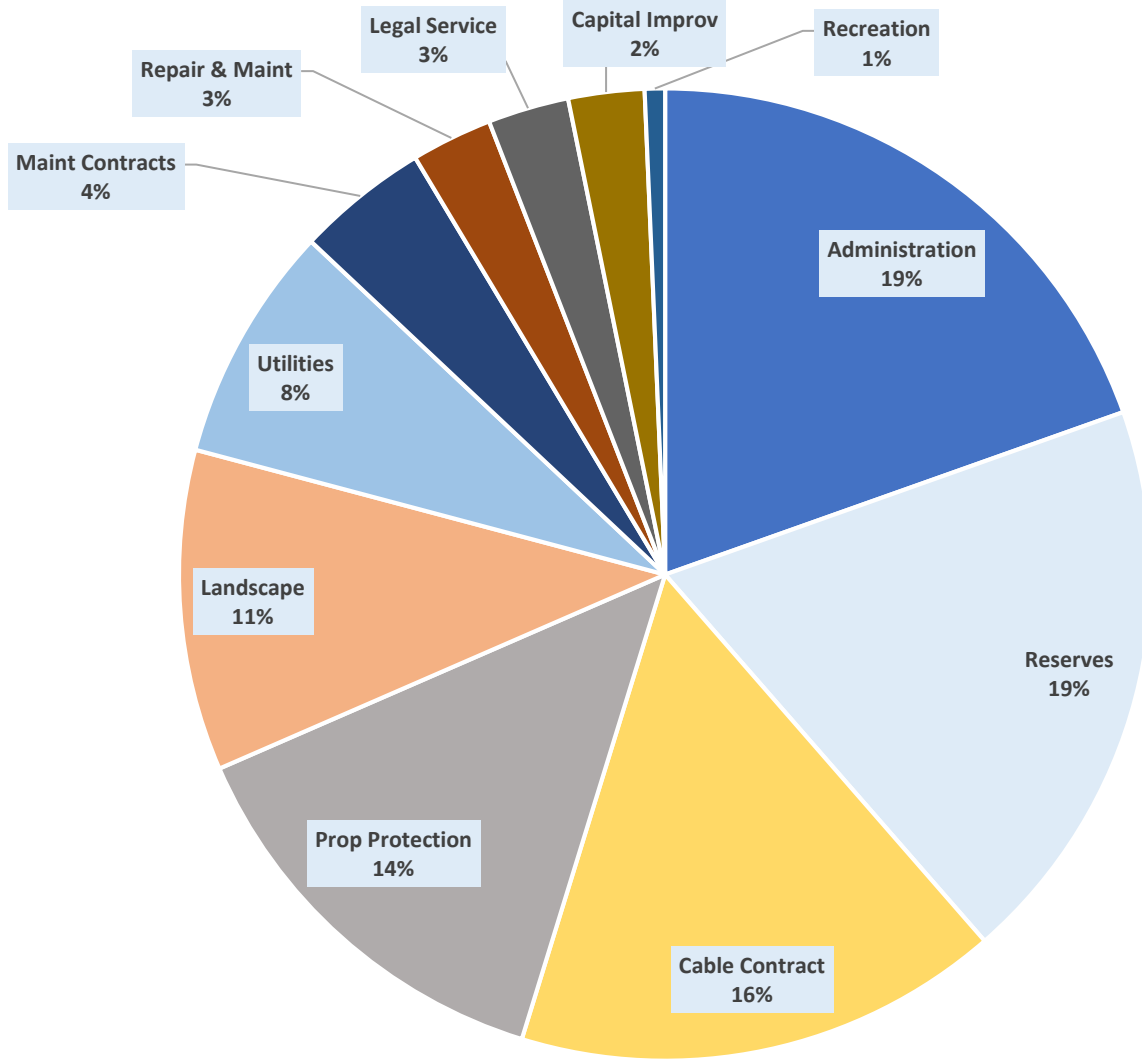


2020-21 Budget



■ Administration ■ Reserves ■ Cable Contract ■ Prop Protection ■ Landscape ■ Utilities ■ Maint Contracts ■ Repair & Maint ■ Legal Service ■ Capital Improv ■ Recreation

| Approved Budget with Notations Solera Oak Valley Greens Approved 2020-2021 Budget | 2019-2020 Budget | 2020-2021 Budget | Amount of Change \$ | Monthly Amount of Change Per Unit | % Increase or Decrease (-) | NOTATIONS |
|---|---------------------|---------------------|------------------------|--|----------------------------------|-----------|
|---|---------------------|---------------------|------------------------|--|----------------------------------|-----------|

Income

Assessments

| | | | | | | | |
|------|---------------------|-----------|-----------|--------|------|-------|--|
| 4000 | Regular Assessments | 3,142,440 | 3,204,360 | 61,920 | 4.00 | 1.97% | |
|------|---------------------|-----------|-----------|--------|------|-------|--|

Miscellaneous Income

| | | | | | | | |
|------|-------------------------|-----------|-----------|---------|--------|---------|-------------------------------------|
| 4019 | Operating Interest | 900 | 3,500 | 2,600 | 0.17 | 288.89% | Increase due to more operating cash |
| 4030 | Clubhouse Rental Income | 3,000 | 2,000 | (1,000) | (0.06) | -33.33% | Reduced for clubhouse remodel |
| | Total Other Income | 3,900 | 5,500 | 1,600 | 0.10 | 41.03% | |
| | Total Income | 3,146,340 | 3,209,860 | 63,520 | 4.10 | 2.02% | |

Expenses

Utilities

| | | | | | | | |
|------|-----------------------|---------|---------|---------|--------|---------|---|
| 5225 | Electricity | 90,000 | 90,000 | - | - | 0.00% | No change |
| 5235 | Gas | 19,000 | 22,000 | 3,000 | 0.19 | 15.79% | Increased based on current year actuals |
| 5245 | Water | 116,836 | 115,000 | (1,836) | (0.12) | -1.57% | Reduced based on current year actuals |
| 5250 | Sewer | 2,500 | 1,500 | (1,000) | (0.06) | -40.00% | Reduced based on current year actuals |
| 5265 | Refuse Disposal | 4,600 | 5,300 | 700 | 0.05 | 15.22% | Increased based on current year actuals |
| 5270 | Cable TV | 480,000 | 480,000 | - | - | 0.00% | No change |
| | Total Utility Expense | 712,936 | 713,800 | 864 | 0.06 | 0.12% | |

Pools

| | | | | | | | |
|------|-----------------------|--------|--------|-----|------|-------|---------------------------------|
| 6210 | Contract Pool Service | 16,650 | 17,500 | 850 | 0.05 | 5.11% | Increased based on the contract |
|------|-----------------------|--------|--------|-----|------|-------|---------------------------------|

Landscape

| | | | | | | | |
|------|----------------------------|---------|---------|--------|------|---------|---|
| 7210 | Contract Landscape Maint. | 230,363 | 251,500 | 21,137 | 1.37 | 9.18% | Increased based on the contract plus new minimum wage |
| 7215 | Landscape Repairs & Maint. | 12,000 | 27,000 | 15,000 | 0.97 | 125.00% | Increased based on current year actuals |
| 7225 | Sprinkler Repairs | 10,000 | 20,000 | 10,000 | 0.65 | 100.00% | Increased based on current year actuals |
| 7226 | Irrigation Repair - SCE | - | - | - | - | - | |
| 7230 | Tree Maintenance | 18,000 | 18,000 | - | - | 0.00% | No change |
| | Total Landscape Expense | 270,363 | 316,500 | 46,137 | 2.98 | 17.06% | |

Contracts Maintenance & Repairs

| | | | | | | | |
|------|--------------------------------|---------|---------|---------|--------|--------|--|
| 7510 | Contract Janitorial | 65,040 | 71,460 | 6,420 | 0.41 | 9.87% | Increased based on the contract |
| 7515 | Janitorial Supplies | 10,000 | 10,000 | - | - | 0.00% | No change |
| 7525 | Pest Control | 7,100 | 8,000 | 900 | 0.06 | 12.68% | Increased based on the contract plus additional bee coverage |
| 7530 | Street Sweeping/Catch Basins | 35,000 | 33,000 | (2,000) | (0.13) | -5.71% | Reduced based on current year actuals |
| 7540 | Streets and Sidewalks | - | 2,500 | | | | New line item to break out cost from Repair & Maintenance |
| 7580 | Fire Alarm Monitoring | 5,000 | 5,300 | 300 | 0.02 | 6.00% | Increased based on the contract |
| | Total Contracts Maint.& Repair | 122,140 | 130,260 | | | | |

Repairs & Maintenance

| Approved Budget with Notations | 2019-2020 Budget | 2020-2021 Budget | Amount of Change \$ | Monthly Amount of Change Per Unit | % Increase or Decrease (-) | NOTATIONS |
|---|------------------|------------------|---------------------|-----------------------------------|----------------------------|---------------------------------------|
| Solera Oak Valley Greens Approved 2020-2021 Budget | | | | | | |
| 7614 Repairs & Maintenance | 90,000 | 80,000 | (10,000) | (0.65) | -11.11% | Reduced based on current year actuals |

Property Protection

| | | | | | | |
|--------------------------------|---------|---------|--------|------|---------|---|
| 7560 Guard Services Contract | 356,450 | 372,753 | 16,303 | 1.05 | 4.57% | Increased based on the contract plus new minimum wage |
| 7562 Gates, Cards and Keys | 3,000 | 4,000 | 1,000 | 0.06 | 33.33% | Increased based on current year actuals |
| 7563 Gatehouse Telephone | 3,000 | 3,000 | - | - | 0.00% | No change |
| 7564 Gate Internet | 17,000 | 17,500 | 500 | 0.03 | 2.94% | Increased based on current year actuals |
| 7565 Gate Access System | - | 9,300 | 9,300 | 0.60 | 100.00% | New budget item per contract |
| Total Property Protection Exp. | 379,450 | 406,553 | 27,103 | 1.75 | 7.14% | |

Recreation

| | | | | | | |
|----------------------------|---------|---------|----------|--------|--------|-------------------------------|
| 8115 Clubhouse | 15,000 | 15,000 | - | - | 0.00% | No change |
| 8125 Clubhouse Decorations | 3,000 | 3,000 | - | - | 0.00% | No change |
| 8130 Salaries and Related | 236,623 | 214,841 | (21,782) | (1.41) | -9.21% | Reduced based on the contract |
| Total Recreation Expense | 254,623 | 232,841 | (21,782) | (1.41) | -8.55% | |

Community Events

| | | | | | | |
|-----------------------|--------|--------|----------|--------|---------|--|
| 8120 Community Events | 20,000 | 10,000 | (10,000) | (0.65) | -50.00% | + \$10,000 carry over of monies not spent 2019-2020 Budget |
|-----------------------|--------|--------|----------|--------|---------|--|

Legal Service

| | | | | | | |
|--------------------|--------|--------|---|---|-------|-----------|
| 8365 Legal Service | 80,000 | 80,000 | - | - | 0.00% | No change |
|--------------------|--------|--------|---|---|-------|-----------|

Administration

| | | | | | | |
|--------------------------------|---------|---------|---------|--------|---------|--|
| 8210 Taxes | 5,000 | 20,000 | 15,000 | 0.97 | 300.00% | Based on estimated tax payments 2019-20 Federal \$15,100 State \$4,850 |
| 8220 Audit/Tax Returns | 1,075 | 1,100 | 25 | 0.00 | 2.33% | Increased based on the contract |
| 8222 Reserve Study | 1,600 | 1,900 | 300 | 0.02 | 18.75% | Increased based on the contract |
| 8225 Licenses & Fees | 2,000 | 2,000 | - | - | 0.00% | No change |
| 8366 Collection Expense | 10,000 | 8,000 | (2,000) | (0.13) | -20.00% | Reduced based on current year actuals |
| 8410 Insurance | 55,000 | 57,000 | 2,000 | 0.13 | 3.64% | Increased due to new agreement |
| 8440 Contract Prof. Management | 214,199 | 214,199 | - | - | 0.00% | No change |
| 8450 Printing | 15,000 | 15,000 | - | - | 0.00% | No change |
| 8451 Postage | 10,000 | 11,000 | 1,000 | 0.06 | 10.00% | Increased based on current year actuals |
| 8452 Office Supplies | 12,000 | 13,000 | 1,000 | 0.06 | 8.33% | Increased based on current year actuals |
| 8453 Telephone | 10,000 | 11,000 | 1,000 | 0.06 | 10.00% | Increased based on current year actuals |
| 8454 Copies | - | - | - | - | - | |
| 8455 Copier Maintenance | 9,000 | 4,800 | (4,200) | (0.27) | -46.67% | Reduced based on new contract |
| 8457 Storage | 1,848 | 2,000 | 152 | 0.01 | 8.23% | Increased based on the contract |
| 8465 Election Expense | 7,500 | 4,500 | (3,000) | (0.19) | -40.00% | Reduced based on one election |
| 8470 Meetings | 1,000 | 2,000 | 1,000 | 0.06 | 100.00% | Increased based on ERAC & Welcome Committee programs |
| 8477 Continuing Education | 1,500 | 1,500 | - | - | 0.00% | No change |

| Approved Budget with Notations | 2019-2020 Budget | 2020-2021 Budget | Amount of Change \$ | Monthly Amount of Change Per Unit | % Increase or Decrease (-) | NOTATIONS |
|---|------------------|------------------|---------------------|-----------------------------------|----------------------------|---------------------------------|
| Solera Oak Valley Greens Approved 2020-2021 Budget | | | | | | |
| 8480 Salaries and Related | 199,456 | 206,751 | 7,295 | 0.47 | 3.66% | Increased based on the contract |
| 8494 Website | 3,000 | 3,000 | - | - | 0.00% | No change |
| 9499 Miscellaneous | 2,000 | 2,000 | (0) | (0.00) | -0.01% | No change |
| Total Administration Expense | 561,178 | 580,750 | 19,572 | 1.26 | 3.49% | |

Capital Improvement Funding

| | | | | | | |
|------------------------------|--------|--------|---|---|-------|-----------|
| 9500 Capital Improvements | 75,000 | 75,000 | - | - | 0.00% | No change |
| Total Capital Improve. Fund. | 75,000 | 75,000 | - | - | 0.00% | |

Reserves Funding

| | | | | | | |
|------------------------|---------|---------|---|---|-------|-----------|
| Reserves | 564,000 | 564,000 | - | - | 0.00% | No change |
| Total Reserves Funding | 564,000 | 564,000 | - | - | 0.00% | |

Total Expense Budget

| | | | | | | |
|---------------------------|-----------|-----------|----------|--------|---------|--|
| Utilities | 712,936 | 713,800 | 864 | 0.06 | 0.12% | |
| Pools | 16,650 | 17,500 | | | | |
| Landscape | 270,363 | 316,500 | 46,137 | 2.98 | 17.06% | |
| Contract Maint. & Repairs | 122,140 | 130,260 | | | | |
| Maintenance | 90,000 | 80,000 | (10,000) | (0.65) | -11.11% | |
| Protection | 379,450 | 406,553 | 27,103 | 1.75 | 7.14% | |
| Recreation | 254,623 | 232,841 | (21,782) | (1.41) | -8.55% | |
| Community Events | 20,000 | 10,000 | | | | |
| Legal | 80,000 | 80,000 | | | | |
| General & Admin | 561,178 | 580,750 | 19,572 | 1.26 | 3.49% | |
| Capital Improvements | 75,000 | 75,000 | - | - | 0.00% | |
| Reserves | 564,000 | 564,000 | - | - | 0.00% | |
| Total | 3,146,340 | 3,207,204 | 61,894 | 4.00 | 1.97% | |

| | | | | | | |
|------------------------------------|---------------|---------------|----------|--|--------------|------------------------------------|
| Total Units | 1,290 | 1,290 | | | | |
| Total Budget | 3,146,340 | 3,207,204 | 60,864 | | 1.93% | |
| Less Misc. Income | 3,900 | 5,500 | 1,600 | | | |
| Less Prior Year's Equity | - | | | | | |
| Total Cost to Home Owners | 3,142,440 | 3,201,704 | | | | |
| Total Cost /Unit | 2,436 | 2,482 | 46 | | 1.89% | |
| Total Monthly Cost Per Unit | 203.00 | 206.83 | 4 | | 1.89% | |
| Proposed Monthly Assessment | | 207 | | | | 1.89% increase over 2019-2020 Dues |