

**The Glen of Pacific Grove
Budget
January 1, 2019 - December 31, 2019**

	Budget 2019	Monthly Budget 2019	Per Month, Per Unit 2019	Budget 2018	Increase (Decrease)
Income					
Assessments	\$ 230,400.00	\$ 19,200.00	\$ 320.00	\$ 230,400.00	\$ -
Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 300.00	\$ (300.00)
Total Income	\$ 230,400.00	\$ 19,200.00	\$ 320.00	\$ 230,700.00	\$ (300.00)
Operating Expenses					
<i>Administrative</i>					
Property Management	\$ 17,940.00	\$ 1,495.00	\$ 24.92	\$ 19,200.00	\$ (1,260.00)
Property Insurance	\$ 18,132.00	\$ 1,511.00	\$ 25.18	\$ 25,944.00	\$ (7,812.00)
Bad Debt	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting	\$ 1,500.00	\$ 125.00	\$ 2.08	\$ 1,920.00	\$ (420.00)
Legal	\$ -	\$ -	\$ -	\$ -	\$ -
Office & Postage	\$ 1,920.00	\$ 160.00	\$ 2.67	\$ 1,224.00	\$ 696.00
Property/Corporate Tax	\$ 540.00	\$ 45.00	\$ 0.75	\$ 120.00	\$ 420.00
Contingency	\$ 1,248.00	\$ 104.00	\$ 1.73	\$ 2,040.00	\$ (792.00)
Total Administrative	\$ 41,280.00	\$ 3,440.00	\$ 57.33	\$ 50,448.00	\$ (9,168.00)
<i>Maintenance</i>					
General Maintenance - Labor	\$ 4,800.00	\$ 400.00	\$ 6.67	\$ 16,560.00	\$ (11,760.00)
General Maintenance - Contractor	\$ 2,700.00	\$ 225.00	\$ 3.75	\$ -	\$ 2,700.00
General Maintenance - Supplies	\$ 960.00	\$ 80.00	\$ 1.33	\$ -	\$ 960.00
Roof/Gutter Service - Labor	\$ 453.00	\$ 37.75	\$ 0.63	\$ -	\$ 453.00
Roof/Gutter Service - Contractor	\$ 3,160.00	\$ 263.33	\$ 4.39	\$ -	\$ 3,160.00
Roof/Gutter Service - Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control - Termite - Labor	\$ 2,500.00	\$ 208.33	\$ 3.47	\$ -	\$ 2,500.00
Pest Control - Termite - Contractor	\$ 3,000.00	\$ 250.00	\$ 4.17	\$ -	\$ 3,000.00
Pest Control - Termite - Supplies	\$ 1,000.00	\$ 83.33	\$ 1.39	\$ -	\$ 1,000.00
Backflow Service/Repairs	\$ 195.00	\$ 16.25	\$ 0.27	\$ -	\$ 195.00
Tennis Court Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Maintenance - Labor	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Maintenance - Contractor	\$ 960.00	\$ 80.00	\$ 1.33	\$ 840.00	\$ 120.00
Gate Maintenance - Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ 19,728.00	\$ 1,644.00	\$ 27.40	\$ 17,400.00	\$ 2,328.00
<i>Lake Service</i>					
Lake Service - Contract	\$ 3,852.00	\$ 321.00	\$ 5.35	\$ 10,860.00	\$ (7,008.00)
Lake Service - Labor	\$ 2,880.00	\$ 240.00	\$ 4.00	\$ -	\$ 2,880.00
Lake - Repairs	\$ -	\$ -	\$ -	\$ -	\$ -
Lake - Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Lake - Other	\$ 3,120.00	\$ 260.00	\$ 4.33	\$ -	\$ 3,120.00
Total Lake Service	\$ 9,852.00	\$ 821.00	\$ 13.68	\$ 10,860.00	\$ (1,008.00)
<i>Landscaping</i>					
Landscaping - Contract	\$ 54,360.00	\$ 4,530.00	\$ 75.50	\$ 54,360.00	\$ -
Landscaping - Trees	\$ 1,320.00	\$ 110.00	\$ 1.83	\$ 2,100.00	\$ (780.00)
Landscaping - Plant Material	\$ 6,000.00	\$ 500.00	\$ 8.33	\$ -	\$ 6,000.00
Landscaping - Irrigation	\$ 1,200.00	\$ 100.00	\$ 1.67	\$ 1,320.00	\$ (120.00)
Landscaping - Other	\$ -	\$ -	\$ -	\$ 3,756.00	\$ (3,756.00)
Total Landscaping	\$ 62,880.00	\$ 5,240.00	\$ 87.33	\$ 61,536.00	\$ 1,344.00
<i>Utilities</i>					
Electricity	\$ 6,600.00	\$ 550.00	\$ 9.17	\$ 5,376.00	\$ 1,224.00
Water	\$ 14,700.00	\$ 1,225.00	\$ 20.42	\$ 11,760.00	\$ 2,940.00
Gate Phone	\$ 720.00	\$ 60.00	\$ 1.00	\$ 1,080.00	\$ (360.00)
Total Utilities	\$ 22,020.00	\$ 1,835.00	\$ 30.58	\$ 18,216.00	\$ 3,804.00
Total Operating Expenses	\$ 155,760.00	\$ 12,980.00	\$ 216.33	\$ 158,480.00	\$ (2,700.00)
Reserve Contribution	\$ 74,640.00	\$ 6,220.00	\$ 103.67	\$ 72,240.00	\$ 2,400.00
Excess Income over Expenses	\$ -	\$ -	\$ -	\$ -	\$ -