

UTGCC HOA

2020 Operating Budget*

Income	705,476
Expense	(577,781)
Reserves	(127,695)
BALANCE	0

INCOME DETAIL	
Assessments	
Assessments (500 Units \$671.25/bi-annual)	671,250
Non-Res Assessments (20 Casitas \$398.12/bi-annual)	15,925
Easment Reimbursement	18,301
TOTAL INCOME	705,476

EXPENSE DETAIL			
Administrative Expenses		Property Expenses	
Copies	5,000	Access Ctrl-RFID Tags	1,000
Misc General Expense	500	Access Ctrl-Maint (De/Activation of RFID tags)	1,800
Postage/Delivery	2,400	Gatehouse Repair/Maint	5,000
Printing-Coupons/Stmts	12	Electrical Repair/Maint	4,800
Printing-Other	180	Pest Control	356
Subscriptions	6,133	Flag Repair/Maint	1,566
(\$444/mo DL, \$767.52/yr Dropbox, \$37.74/yr Publicdata)		HVAC Svc/Repair	
Website Maint/Hosting	518	Irrigation Repair/Maint	16,000
TOTAL Administrative Expenses	14,743	Janitorial-Porter	2,400
		Janitorial-Supplies	120
Tax/Ins/Interest Exp		Landscape-Maint Contract	191,300
Ins-D & O, F&EC or Package	11,276	Landscape-Replacements	
Taxes-Property	1,000	Landscape-Tree Maint	10,000
TOTAL Tax/Ins/Interest Exp	12,276	Maint/Repair	
		Maint/Repair Supplies (Doggy Bags)	3,200
Utility Expenses		Misc Property Exp (Water Guardhouse)	1,560
Communications/Internet/Phone	1,920	Fountain-Chemicals	740
Electric (18 Meters)	23,000	Fountain-Maintenance	2,400
Water	16,000	Fountain-Repairs	1,200
TOTAL Utility Expenses	40,920	Security/Monitoring Contract	206,000
		Signage	1,000
Professional Fees		TOTAL Property Expenses	450,442
Accounting	5,000		
Legal	25,000		
Management Fees	29,400		
TOTAL Professional Fees	59,400	TOTAL EXPENSES	577,781

* Please note this is an operating budget based on 2019 expenditures. The UTGCC HOA board is still working with the Steiner Ranch Master Association to complete the transition of our funds and expenses. Variations in the actual expenditures will likely take place. As a board we are committed to managing homeowner funds with the highest level of integrity and fiduciary responsibility.