

	A	B	C	D	E	F
1	INCOME					
2		Budget	Proposed			
3	Rent Income	2020	2021			
4						
5	Rent	\$15,600	\$15,600			
6						
7	Association Dues					
8						
9	Association Dues	\$365,796	\$366,880			
10	Prepaid Income	\$0	\$0			
11	Move In / Out	\$3,000	\$5,000			
12	Storage Unit	\$0	\$2,700			
13	Media Charge	\$68,000	\$67,728			
14	Parking Garage	\$1,500	\$100			
15	Maintenance Reimbursement	\$0	\$0			
16		\$438,296	\$442,408			
17						
18	Other Income					
19						
20	Interest Income	\$100	\$50			
21	Laundry Income	\$950	\$800			
22	Miscellaneous Income	\$0	\$500			
23	Late Fees	\$0	\$200			
24	NSF Fees	\$5	\$25			
25	Transfer Fees	\$0	\$500			
26		\$1,055	\$2,075			

	A	B	C	D	E	F
27						
28	EXPENSES					
29		Budget	Proposed			
30	Operating Expenses	2020	2021			
31						
32	Repair & Maintenance	\$66,000	\$66,000			
33	Unscheduled Building Repairs	\$40,000	\$10,000			
34	Janitorial - Contract	\$0	\$20,000			
35	Janitorial - Other	\$23,000	\$250			
36	Carpet Cleaning	\$0	\$3,500			
37	Cleaning	\$0	\$350			
38	Common Area Cleaning	\$0	\$3,000			
39	HVAC	\$3,000	\$20,000			
40	Elevator Expenses	\$5,000	\$0			
41	Elevator Contract	\$15,707	\$20,000			
42	Landscape - Grounds	\$14,280	\$15,000			
43	Landscape - Trees & Shrubs	\$15,925	\$5,000			
44	Annual Fire Inspection	\$0	\$2,500			
45		\$182,912	\$165,600			
46						
47	Repairs					
48						
49	Irrigation System Maint.	\$0	\$0			
50	Irrigation Repair	\$5,000	\$5,000			
51	Grounds Repair	\$0	\$500			
52	Pool Maintenance	\$5,100	\$5,000			
53	Pool Repair	\$2,000	\$7,500			
54	Snow Removal	\$5,790	\$6,000			
55	Pest Control	\$2,500	\$2,500			
56	Irrigation Water	\$0	\$800			
57	Parking Lot	\$0	\$0			
58	Management	\$40,200	\$41,400			
59	Security Service	\$5,100	\$3,500			
60	Alarm Monitoring	\$0	\$500			
61	Security - Protection	\$10,400	\$1,000			
62	Insurance	\$18,342	\$21,000			
63	Electricity	\$30,000	\$30,000			
64	Gas	\$8,200	\$8,000			
65	Water	\$25,000	\$25,000			
66	Sewer	\$17,000	\$17,000			
67	Trash	\$6,420	\$8,000			
68	Cable	\$69,000	\$35,600			
69	Internet	\$0	\$40,400			
70		\$250,052	\$258,700			

	A	B	C	D	E	F
71	EXPENSES					
72		Budget	Proposed			
73	General & Administrative	2020	2021			
74						
75	Front Desk Office Personnel	\$3,840	\$7,000			
76	Office Expense	\$1,500	\$4,000			
77	Legal	\$3,000	\$6,000			
78	Accounting	\$180	\$200			
79	Federal Taxes	\$3,000	\$3,000			
80	Telephone	\$4,212	\$4,500			
81		\$15,732	\$24,700			

	A	B	C	D	E	F
82						
83	Summary 2020 vs 2021					
84						
85	INCOME	Budget	Proposed			
86		2020	2021			
87						
88	Rent Income	\$15,600	\$15,600			
89	Association Dues	\$438,296	\$442,408			
90	Other Income	\$1,055	\$2,075			
91		\$454,951	\$460,083		Increase	\$5,132
92						
93	EXPENSES					
94						
95	Operating Expenses	\$182,912	\$165,600			
96	Repairs	\$250,052	\$258,700			
97	General & Administrative	\$15,732	\$24,700			
98		\$448,696	\$449,000		Increase	\$304
99						
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103						
104	Replacement Generator					
105						
106	2020 Budget	\$448,696				
107	Assessment 5% of current Budget	\$22,434			Assessment based on Unit Sq.	
108	Reserve Account Bal. as of August	\$121,811				
109	Bid for Generator	\$50,133				
110	HOA portion	\$27,699				
111	Reserve Account Balance	\$94,112				
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