

2021 Operating Budget
$160 per month

		Monthly Cost	Cost/unit/mo/180 units
INCOME			
Dues	$ 345,600.00	$ 28,800.00	$ 160.00
TOTAL INCOME	$ 345,600.00		
EXPENSES			
GENERAL EXPENSES			
General Maintenance	$ 3,000.00	$ 250.00	$ 1.39
Lighting Work	$ 1,000.00	$ 83.33	$ 0.46
Common Area / Grounds Cleaning	$ 1,800.00	$ 150.00	$ 0.83
Gardening	$ 36,000.00	$ 3,000.00	$ 16.67
Pest Control	$ 3,800.00	$ 316.67	$ 1.76
Snow Removal (Walks & Drives Only)	$ 8,500.00	$ 708.33	$ 3.94
TOTAL DIRECT EXPENSES	$ 54,100.00	$ 4,508.33	$ 25.05
UTILITIES			
Insurance (W/O EQ and $5,000 Ded)	$ 28,000.00	$ 2,333.33	$ 12.96
Electricity (Street Lights / Clubhouse)	$ 3,500.00	$ 291.67	$ 1.62
Water & Sewer (all Inclusive)	$ 127,889.00	$ 10,657.42	$ 59.21
TOTAL UTILITY EXPENSES	$ 159,389.00	$ 13,282.42	$ 73.79
CLUBHOUSE EXPENSES			
Clubhouse Cleaning	$ 2,000.00	$ 166.67	$ 0.93
Supplies - Cleaning	$ 600.00	$ 50.00	$ 0.28
Pool Maintenance	$ 3,900.00	$ 325.00	$ 1.81
Pool Supplies / Permits	$ 6,000.00	$ 500.00	$ 2.78
Gas (clubhouse)	$ 2,800.00	$ 233.33	$ 1.30
Clubhouse Security / Key Cards	$ 1,600.00	$ 133.33	$ 0.74
Clubhouse TV Service	$ 804.00	$ 67.00	$ 0.37
Clubhouse Trash Service	$ 500.00	$ 41.67	$ 0.23
Fitness Equipment Maintenance	$ 800.00	$ 66.67	$ 0.37
TOTAL CLUBHOUSE EXPENSES	$ 19,004.00	$ 1,583.67	$ 8.80
GENERAL & ADMINISTRATIVE			
Management	$ 21,600.00	$ 1,800.00	$ 10.00
Corporation Renewal	$ 100.00	$ 8.33	$ 0.05
Bank charges	$ -	$ -	$ -
Legal	$ 260.00	$ 21.67	$ 0.12
Tax Prep / Filing	$ 300.00	$ 25.00	$ 0.14
Federal / State Taxes	$ 1,000.00	$ 83.33	$ 0.46
Newsletters / Mailers / Supplies	$ 300.00	$ 25.00	$ 0.14
Miscellaneous Expense	$ 300.00	$ 25.00	$ 0.14
Reserve Savings	$ 89,247.00	$ 7,437.25	$ 41.32
TOTAL G & A EXPENSE	$ 113,107.00	$ 9,425.58	$ 52.36
TOTAL EXPENSES	$ 345,600.00	$ 28,800.00	$ 160.00
Surplus	**$ -**	**$ -**	**$ -**