

2021 OPERATING BUDGET

10% FEE INCREASE

97 UNITS**INCOME****10%****DUES INCOME**

Dues	\$670,257.50
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TOTAL INCOME**\$670,258**

EXPENSES:	
<u>Administration</u>	
Management fees	\$18,000
Corporation / State Fees	\$100
Legal Work	\$3,000
Insurance (*\$10,000 Deductible)	\$34,500
Printing / Pmt Coupons /Newsletters/ Web Domain	\$300
Professional & Tax fees & Audit	\$1,500
Reserve Study (due 2023)	\$0
Master Association Fees	\$94,662
Meeting / Event Fund	\$500
Totals	\$152,562
<u>Hot Tub Services</u>	
Hot Tub (Extra) Labor	\$500
Hot Tub Permits & Testing	\$1,500
Hot Tub Repairs (based on 2018 / 2019 Average)	\$6,500
Hot Tub Supplies / Chemicals	\$3,500
Totals	\$12,000
<u>Utilities</u>	
Electricity	\$42,000
Water	\$62,000
Sewer	\$46,000
Gas	\$49,000
Garbage	\$4,000
Internet / TV	\$81,000
Telephone (Elevators)	\$6,300
Totals	\$290,300
<u>Outside Services</u>	
Cleaning / Janitorial	\$18,700
Garage Cleaning	\$400
Lighting Repairs	\$1,500
Concrete Repairs (\$10K in 2020)	\$5,000
Electrical / Heat Tape (\$13K in 2020)	\$4,000

Siding / Gutter Repairs / Cleaning	\$1,600
Garage Door / Garage Repairs (\$3300 in 2020)	\$1,600
Elevator Quarterly Services(w/ annual increase)	\$7,700
Elevator Repairs (non-contract)	\$1,500
Security / Fire Sprinkler Monitoring	\$1,200
Fire Sprinkler Testing / Service (5 year service)	\$6,000
Garage Fan / CO Sensors	\$1,000
Boiler Work (based on 2020 actual expenses)	\$18,000
Signage	\$400
Pest Control (Necessary Monthly)?	\$2,340
Security / Key Cards / Building Access	\$1,000
General Bldg Maintenance	\$12,000
Hard Rock Construction Base	\$67,000
Totals	\$150,940
Groundskeeping	
Landscape Upgrades	\$2,000
Snow Removal (Extra for Courtyards)	\$1,500
Totals	\$3,500
Reserve Contributions	\$61,000

TOTAL EXPENSES **\$670,302**

SURPLUS / VARIATION **(\$45)**

Savings Per month	\$ 5,083
Recommended Savings Per month	\$ 13,200
% of Recommended Savings Per Month	39%