

**2021 OPERATING BUDGET**

10% FEE INCREASE

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

<b>Dues</b>	<b>\$670,257.50</b>
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**TOTAL INCOME****\$670,258**

<b>EXPENSES:</b>	
<b><u>Administration</u></b>	
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
<b>Totals</b>	<b>\$152,562</b>
<b><u>Hot Tub Services</u></b>	
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
<b>Totals</b>	<b>\$12,000</b>
<b><u>Utilities</u></b>	
Electricity	\$42,000
Water	\$62,000
Sewer	\$46,000
Gas	\$49,000
Garbage	\$4,000
Internet / TV	\$81,000
Telephone (Elevators)	\$6,300
<b>Totals</b>	<b>\$290,300</b>
<b><u>Outside Services</u></b>	
Cleaning / Janitorial	\$18,700
Garage Cleaning	\$400
Lighting Reapirs	\$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 ( <b>5 year service</b> )	\$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
<b>Totals</b>	<b>\$150,940</b>
<b>Groundskeeping</b>	
Landscape Upgrades	\$2,000
Snow Removal (Extra for Courtyards)	\$1,500
<b>Totals</b>	<b>\$3,500</b>
<b>Reserve Contributions</b>	<b>\$61,000</b>

**TOTAL EXPENSES** **\$670,302**

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

<b>Savings Per month</b>	<b>\$ 5,083</b>
<b>Recommended Savings Per month</b>	<b>\$ 13,200</b>
<b>% of Recommended Savings Per Month</b>	<b>39%</b>