

One & Nine Condominiums

2021 Budget

Revenue GL

	2020 Budget		2021 % Increase	2021 Budget		
Common	117,810		5.0%	123,701		
Reserve	59,925		5.0%	62,921		
From Savings	0		0.0%	0		
Late Fee	0		0.0%	0		
Reinvest	6,000		0.0%	6,000		1/2 of 1%
Interest	100		0.0%	100		
Misc	50		0.0%	50		
Storage	1,100		0.0%	1,100		

184,985

193,872

104.8%

Saving Spend

Reserve

Reserve Contribution	-59,925			-62,921		105.0%
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Net Operating Revenue

125,060

130,951

104.7%

Operating G&A

Management	11,500		0.0%	11,500		
Corporation	77		0.0%	77		
Legal	2,575		0.0%	2,575		
Insurance	10,605		5.0%	11,135		
Website	26		230.0%	86		
Print & Mail	129		0.0%	129		
Federal Tax	824		3.0%	849		
State Tax	129		3.0%	133		
Tax Prep	412		0.0%	412		
Meetings	52	26,329	0.0%	52	26,948	102.3%

Clubhouse

Maintenance	525		0.0%	525		
Equipment	210	735	20.0%	252	777	105.7%

Utilities

Electricity	10,300		3.0%	10,609		
Water & Sewer	12,978		5.0%	13,627		
Gas	1,051		2.0%	1,072		
Trash	5,358		2.0%	5,465		
Internet	1,576		-20.0%	1,261		
Recycle	2,890		2.0%	2,948		
Elevator & Security Phone	1,314	35,467	25.0%	1,643	36,624	103.3%

Maintenance

Painting	0		0.0%	600		
Light Repair	946		2.0%	965		
Concrete Repair	319		0.0%	319		
Sheetrock Repair	525		0.0%	525		
HVAC	4,635		-50.0%	2,318		
Electrical	515		0.0%	515		
Maintenance Supply	420		2.0%	428		
Generator Maintenance	1,366		5.0%	1,434		
Elevator Maintain	15,026		5.5%	15,852		
Garage Maintenance	4,244		0.0%	4,244		
General Maintenance	2,892		90.0%	5,495		
Deck & Railing Repair	1,030		0.0%	1,030		
Roof Inspection	155	32,073	29.0%	200	33,925	105.8%

Contract Service

Landscape	14,317		-5.0%	13,601		
Security	1,288		2.0%	1,314		
Extermination	361		2.0%	368		
Snow Removal	1,314		2.0%	1,340		
Cleaning Services	9,707		25.0%	12,134		
Window & Deck Cleaning	3,000		10.0%	3,300		
Fire Alarm Monitoring	464	30,451	3.0%	478	32,535	106.8%

Total Expense

125,055

130,809

104.6%

Surplus/Deficit from Operations

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