

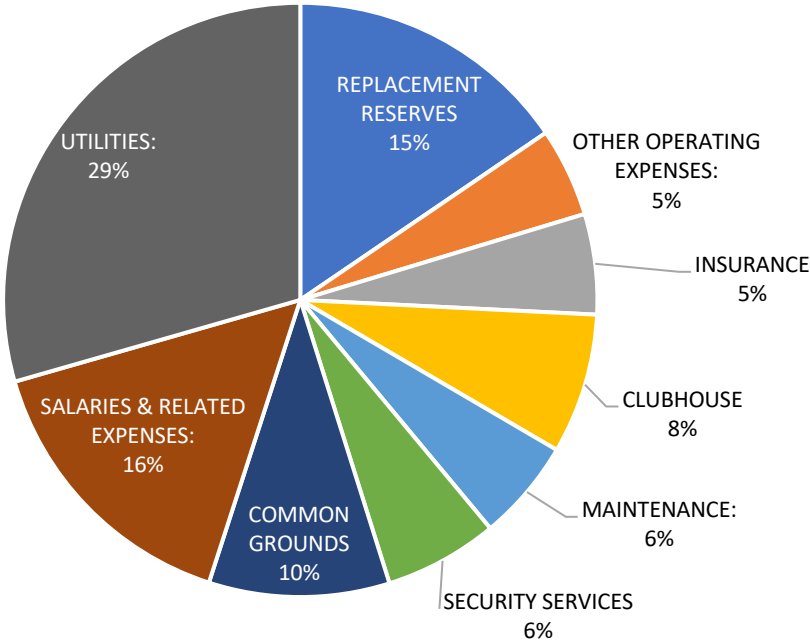
2021 Budget and 2020 Actual to Budget Comparison

	2020		2021
	Budget	Estimated	Budget
HOA Fees	\$2,476,500	\$2,475,769	\$2,596,053
Work Order Income	17,000	0	0
Move In Fees and Misc. Income	18,000	8,960	15,800
Other Income			27,371
Investment Income			
Excess Receipts from Prior Year	130,000	0	0
Total Revenue	\$2,641,500	\$2,484,730	\$2,639,224
SALARIES & RELATED EXPENSES:			
Salaries	\$346,000	\$298,650	\$256,651
Payroll Taxes	31,000	31,601	31,547
Employee Benefits	43,300	41,454	37,875
Retirement Contribution	13,000	14,949	3,850
TOTAL SALARIES	\$433,300	\$386,654	\$329,923
UTILITIES:			
Cable Television	\$258,000	\$240,948	\$261,176
Electricity	315,000	330,288	330,000
Sewer	73,000	75,647	79,429
Water	90,000	149,573	132,000
TOTAL UTILITIES	\$736,000	\$796,456	\$802,605
MAINTENANCE:			
Building Repairs	\$30,000	\$60,513	\$47,200
Elevator	20,000	28,567	20,024
Security Services	172,000	251,896	168,812
Maintenance Supplies	52,000	85,296	48,804
Trash Removal	34,000	34,440	34,080
<i>Snow Removal*</i>	15,000	0	0
Uniforms	750	562	750
TOTAL MAINTENANCE	\$323,750	\$461,274	\$319,670
OTHER OPERATING EXPENSES:			
Community Association Fees	\$476,000	\$476,111	\$476,111
Bad Debt Expense			
Insurance	161,000	162,306	149,001
Office Expenses	18,700	30,901	52,500
Payroll Service	2,500	9,392	1,440
Other Expenses	12,250	9,871	14,924
Professional Fees:			
Accounting	10,000	36,120	18,200
Legal	5,000	10,084	6,000
Service Agreements	33,500	40,129	38,850
Telephone	4,500	4,541	5,000
TOTAL OTHER EXPENSES	\$723,450	\$779,454	\$762,026
TOTAL OPERATING EXPENSES	\$2,216,500	\$2,423,838	\$2,214,224
Replacement Reserves	\$425,000	\$60,891	\$425,000

* Snow removal charge only exists if they are charged back from Community Association

Red numbers reflect a shortfall of Income versus budget or an excess expenditure versus budget

2021 Budget by Major Expense Category



2020 Association Expenditures by Major Expense Category

