

Windemere Court HOA 2021 Budget

	Comparison 2020 Annual Budget	2021 Annual Budgeted	2021 Monthly Budgeted	
<b>INCOME</b>				
<b>ASSESSMENT INCOME</b>				
402 HOA Dues	\$85,260	\$95,700	\$7,975	\$30 Increase
NET ASSESSMENT INCOME	<b>\$85,260</b>	<b>\$95,700</b>		
Misc. Income/interest income/collection income/collection costs	\$0	\$0	\$0	
<b>TOTAL OTHER INCOME</b>	<b>\$2,900</b>	<b>\$5,108</b>	\$426	Parking Income/Laundry Income
<b>TOTAL INCOME</b>	<b>\$87,036</b>	<b>\$100,808</b>		
<b>EXPENSES</b>				
<b>GENERAL &amp; ADMINISTRATIVE</b>				
716 Management	\$7,200	\$7,260	\$605	\$5 increase
712 Legal & Professional	\$2,000	\$2,000	\$167	Legal; Tax Prep; Audit
730 State & Federal Taxes	\$255	\$280	\$23	Income Taxes; Sec State Filing
702 Insurance Regular	\$11,200	\$11,200	\$933	Liability & D&O & Earth Quake
<b>TOTAL G &amp; A EXPENSES</b>	<b>\$20,655</b>	<b>\$20,740</b>	\$1,728	
<b>UTILITIES</b>				
684 Exterminator	\$432	\$432	\$36	Exterior, Interior
797 Water and Sewer	\$11,400	\$13,200	\$1,100	Quarterly Every 2 Months
693 Gas & Electric	\$8,000	\$8,500	\$708	
782 Telephone	\$4,200	\$4,200	\$350	Intercom; Elevator; Fire Panel
789 Trash	\$3,000	\$3,001	\$250	
<b>TOTAL UTILITIES</b>	<b>\$27,032</b>	<b>\$29,333</b>	\$2,444	
<b>MAINTENANCE EXPENSES</b>				
804 Landscape Maintenance	\$4,200	\$4,200	\$350	Interior; exterior
805 Landscape Extras	\$100	\$100	\$8	
717 Elevator Service/quarterly maintenance	\$3,250	\$3,780	\$315	
754 Repairs and Maint	\$15,000	\$15,000	\$1,250	Unexpected water leaks; Roof inspections; garage gate maintenance; elevator
686 Camera Monitoring	\$510	\$550	\$46	Security Cameras
692 Janitorial Contract	\$3,600	\$3,600	\$300	Interior; exterior
695 Janitorial Extras	\$300	\$100	\$8	Light Blubs
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>\$26,960</b>	<b>\$27,330</b>	\$2,278	
<b>BAD DEBT</b>	<b>\$0</b>	<b>\$0</b>	\$0	
<b>RESERVE ALLOCATIONS</b>				
Reserve Allocations /Per Reserve Study	\$0	\$0	\$0	
Additional Allocations to Reserves	\$0	\$0	\$0	
<b>TOTAL RESERVE ALLOCATIONS</b>	<b>\$0</b>	<b>\$0</b>	\$0	
<b>NET</b>	\$12,389			