

Powder Wood at Landmark

2021 Budget

INCOME			2021 Budget	2020 Actual Jan - Sep	
				Budget Oct - Dec	2020 Budget
4000 Income					
	4001 HOA Assessments		\$ 465,250.00	\$ 486,577.38	\$ 490,304.00
	4002 Fees-Late/Interest/Atty		\$ 4,500.00	\$ 4,622.94	\$ 5,000.00
	4003 Parking Income		\$ 4,500.00	\$ 4,685.00	\$ 3,000.00
	4004 Clubhouse Rental Income		\$ -	\$ 575.00	\$ 500.00
	4005 Misc Income		\$ -	\$ 1,510.00	
	4007 Fines		\$ 400.00	\$ 7,900.00	
	4008 Maintenance Assessment			\$ (675.00)	
	4009 Reserve Assessment		\$ 140,000.00	\$ 108,000.00	\$ 108,000.00
	4010 Cable/Internet Assessment		\$ 167,500.00	\$ 165,006.12	\$ 165,000.00
	4011 Water/Sewer Assessment		\$ 280,750.00	\$ 249,507.75	\$ 252,150.74
	4012 Reinvestment Fee		\$ 12,000.00	\$ 17,099.24	\$ 12,000.00
	4000 Total Income		\$ 1,074,900.00	\$ 1,044,808.43	\$ 1,035,954.74
EXPENSE					
5000 Administration					
	5001 Accounting Services	Prorated	\$ 250.00	\$ 50.00	\$ 250.00
	5002 Bank Service Charge	Prorated	\$ 100.00	\$ 80.00	\$ 50.00
	5004 Legal & Professional	Prorated	\$ 3,000.00	\$ 3,325.00	\$ 3,500.00
	5005 Miscellaneous Administrative	Prorated	\$ 300.00	\$ 255.38	\$ 500.00
	5006 Office Equipment	Prorated	\$ 300.00	\$ 256.38	\$ 350.00
	5007 Office Supplies	Prorated	\$ 500.00	\$ 952.29	\$ 300.00
	5008 Printing & Postage	Prorated	\$ 750.00	\$ 1,194.35	\$ 3,000.00
	5009 Telephone	Prorated	\$ 1,500.00	\$ 1,231.26	\$ 2,800.00
	5011 Management Fees	Prorated	\$ 48,000.00	\$ 29,100.00	\$ 30,000.00
	5014 Computer & IT Support	Prorated	\$ 200.00	\$ 432.63	
	5016 Uniforms	Prorated	\$ 500.00	\$ 385.62	\$ 500.00
	5017 Software / Training	Prorated	\$ 400.00	\$ 405.17	\$ 400.00
	5018 Clubhouse Refreshments	Prorated		\$ -	
	5019 Owner / Resident Activities	Prorated	\$ -	\$ 857.20	\$ 900.00
	5000 Total Administration		\$ 55,800.00	\$ 38,525.28	\$ 42,550.00
5100 Payroll					
	5101 Administrative Payroll	Prorated	\$ 54,000.00	\$ 50,909.06	\$ 54,000.00
	5102 Administrative Benefits	Prorated	\$ -	\$ 585.32	
	5103 Administrative Payroll Taxes	Prorated	\$ 5,000.00	\$ 4,946.69	\$ 4,200.00
	5104 Admin Other Employee Related Costs/Payroll Fee	Prorated	\$ 800.00	\$ 801.44	\$ 150.00
	5105 Admin Temp Labor	Prorated	\$ 5,500.00	\$ 5,739.85	\$ 4,800.00
	5106 Maintenance Payroll	Prorated	\$ 89,000.00	\$ 83,534.82	\$ 89,000.00
	5107 Maintenance Benefits	Prorated	\$ 7,000.00	\$ 5,795.36	\$ 8,000.00
	5108 Maintenance Payroll Taxes	Prorated	\$ 8,000.00	\$ 8,074.37	\$ 7,800.00
	5109 Maint Other Employee Related Costs	Prorated		\$ 82.73	
	5100 Total Payroll		\$ 169,300.00	\$ 160,469.64	\$ 167,950.00
5300 Maintenance-Vendor Contract & Supplies					
	5301 Alarm System/Fire Sprinklers	Prorated	\$ 16,000.00	\$ 15,464.73	\$ 25,000.00
	5302 Contracted Services & Supplies	Prorated		\$ -	
	5303 Common Area Contracted Service & Supplies	Prorated	\$ 15,000.00	\$ 14,096.99	\$ 13,000.00
	5304 Asphalt Repairs / Restripe	Prorated	\$ 2,800.00	\$ 2,768.43	\$ 2,750.00
	5305 Carport Repairs	Prorated			\$ 500.00
	5306 Concrete Repairs	Prorated	\$ 2,000.00	\$ 533.00	\$ 2,000.00
	5307 Plumbing Repairs	Prorated	\$ 14,000.00	\$ 13,320.40	\$ 12,000.00
	5308 Roof Repairs	Prorated	\$ 7,500.00	\$ 5,591.50	\$ 7,500.00
	5310 Painting Services	Prorated		\$ -	

5311 Electrical Repairs	Prorated	\$ 450.00	\$ 750.00	\$ 750.00
5312 Landscape Contract	Prorated	\$ 60,000.00	\$ 44,100.00	
5313 Snow Removal	Prorated		\$ 15,000.00	\$ 60,000.00
5314 Landscaping Services/Supplies	Prorated	\$ 22,000.00	\$ 20,964.77	\$ 15,000.00
5315 Pest Control	Prorated	\$ 200.00	\$ 195.64	\$ 500.00
5316 Rec. Fac./Pool & Spa	Prorated	\$ 14,000.00	\$ 13,831.98	\$ 12,500.00
5317 Rec. Fac./Rec. Equipment Maintenance	Prorated	\$ 2,750.00	\$ 2,777.13	\$ 1,500.00
5318 Window Washing Service	Prorated	\$ 1,000.00		\$ 1,000.00
5319 Maintenance Supplies	Prorated	\$ 1,000.00	\$ 766.49	\$ 3,000.00
5320 Vehicle/Equip Expense	Prorated	\$ 250.00	\$ 204.87	\$ -
5300 Total Maintenance-Vendor Contract & Supplies		\$ 158,950.00	\$ 150,365.93	\$ 157,000.00
5400 Repairs & Maintenance - In House	Prorated			
5401 Paint Supplies	Prorated	\$ 3,000.00	\$ 2,854.17	\$ 5,500.00
5402 Plumbing Supplies	Prorated	\$ 200.00	\$ 75.00	\$ 300.00
5403 Electrical Supplies	Prorated	\$ 200.00	\$ 168.68	\$ 650.00
5404 Light Bulbs	Prorated	\$ 750.00	\$ 1,188.15	\$ 500.00
5405 Exterior Building	Prorated	\$ 1,000.00	\$ 1,025.69	\$ 1,000.00
5406 HVAC Repair / Supplies	Prorated		\$ 30.54	
5407 Doors/Windows/Screen Repair Supplies	Prorated	\$ 300.00	\$ 315.27	\$ 500.00
5408 Maintenance Equipment	Prorated	\$ 500.00	\$ 1,484.60	\$ 600.00
5409 Misc Repairs & Maintenance Supplies	Prorated	\$ 4,500.00	\$ 4,204.47	\$ 5,000.00
5400 Total Repairs & Maintenance - In House		\$ 10,450.00	\$ 11,346.57	\$ 14,050.00
5900 Utilities	Prorated			
5901 Cable & Internet - Bulk	Equal	\$ 167,500.00	\$ 158,089.00	\$ 165,000.00
5902 Electricity	Prorated	\$ 35,000.00	\$ 30,731.19	\$ 35,000.00
5903 Internet Service	Prorated	\$ 2,000.00	\$ 2,059.89	
5904 Natural Gas	Prorated	\$ 5,000.00	\$ 4,822.03	\$ 8,000.00
5905 Trash Collection	Equal	\$ 11,000.00	\$ 4,500.00	\$ 18,000.00
5906 Sewer	Prorated	\$ 115,750.00	\$ 110,061.44	\$ 111,846.67
5907 Water	Prorated	\$ 165,000.00	\$ 156,328.29	\$ 140,304.06
5908 Recycling	Prorated	\$ 12,000.00	\$ 7,533.00	
5900 Total Utilities		\$ 513,250.00	\$ 474,124.84	\$ 478,150.74
6100 Insurance	Prorated			
6101 D & O Insurance	Prorated		\$ 4,075.74	
6103 Package/Liability Insurance	Prorated	\$ 22,000.00	\$ 60,107.15	\$ 45,304.93
6104 Umbrella Insurance	Prorated	\$ 2,400.00	\$ 1,438.35	
6105 Worker's Comp Insurance	Prorated	\$ 1,750.00	\$ 792.03	\$ 1,686.92
6100 Other Insurance	Prorated		\$ 2,953.14	\$ 11,812.50
6100 Total Insurance		\$ 26,150.00	\$ 69,366.41	\$ 58,804.35
6200 Taxes	Prorated			
6201 State/Federal Taxes	Prorated	\$ 1,000.00	\$ 978.00	\$ 2,000.00
6200 Total Taxes		\$ 1,000.00		\$ 2,000.00
6900 Prior Year Expense/Adjustments	Prorated			
TOTAL EXPENSE		\$ 934,900.00	\$ 920,242.43	\$ 920,505.08
NET OPERATING INCOME (Reserve Contribution not deducted from this amount)		\$ 140,000.00	\$ 124,566.00	\$ 115,449.65
Operating Budget Summary				
Income		\$ 1,074,900.00	\$ 1,044,808.43	\$ 1,035,954.74
Expense		\$ 934,900.00	\$ 920,242.43	\$ (920,505.08)
Reserve Contribution		\$ 140,000.00	\$ 108,000.00	\$ (108,000.00)
NET INCOME		\$ -	\$ 16,566.00	\$ 7,449.65