

Crystal Bluffs 2019 to 2020

Proposed 2021 Budget

Current Assessment Per Unit:	Monthly =	\$ 330.00		\$ 495.00
	Quarterly =	\$ 990.00		\$ 1,485.00
	Annual =	\$ 3,960.00	\$ 63,360.00	\$ 5,940.00 \$ 95,040.00

	2019-2020 Budget	2019-2020 Actuals September (Est)	(Under)/over Budget		Proposed Budget 2020-2021 Budget
Income					
Operations Assessments	\$ 55,355.00				\$ 80,075.00
Reserves	\$ 8,005.00				\$ 14,965.00
Total Operating Fund Income	\$ 63,360.00				\$ 95,040.00
Expense					
Insurance	\$ 11,000.00	\$ 11,309.52	\$ 309.52		\$ 12,000.00
Landscaping and Upkeep					
Tree Maintenance	\$ 2,500.00	\$ 3,412.00	\$ 912.00		\$ 3,500.00
Irrigation Repairs	\$ 1,480.00	\$ 2,184.82	\$ 704.82		\$ 800.00
Landscaping	\$ 14,000.00	\$ 15,521.00	\$ 1,521.00		\$ 16,000.00
Total Landscaping and Upkeep	\$ 17,980.00	\$ 21,117.82	\$ 3,137.82		\$ 20,300.00
Snow Plowing	\$ 2,200.00	\$ 3,389.98	\$ 1,189.98		\$ 3,500.00
Units maintenance					
Painting	\$ 8,000.00	\$ 11,800.00	\$ 3,800.00		\$ 24,000.00
Unit Repairs	\$ 8,000.00	\$ 2,645.20	\$ (5,354.80)		\$ 6,500.00
Total units maintenance	\$ 16,000.00	\$ 14,445.20	\$ (1,554.80)		\$ 30,500.00
Professional Fees					
Management Fees	\$ 6,000.00	\$ 6,000.00			\$ 11,520.00
Tax Preparation	\$ 300.00	\$ 300.00			\$ 375.00
Total Professional Fees	\$ 6,300.00	\$ 6,300.00			\$ 11,895.00
Miscellaneous					
Other	\$ 300.00	\$ 631.56	\$ 331.56		\$ 300.00
Office Supplies	\$ 200.00	\$ 128.94	\$ (71.06)		\$ 200.00
Electricity	\$ 175.00	\$ 167.55	\$ (7.45)		\$ 180.00
Water	\$ 1,200.00	\$ 1,168.00	\$ (32.00)		\$ 1,200.00
Total miscellaneous	\$ 1,875.00	\$ 2,096.05	\$ 221.05		\$ 1,880.00
Total Expense	\$ 55,355.00	\$ 58,658.57	\$ 3,303.57		\$ 80,075.00

Notes Change to January-December budget will required a three month adjustment column.

Expenses reflect services provided to September 30, except for painting. Majority of bills paid.