

	Actual Jan-Dec 2020	2020 Budget	2021 Budget	
Ordinary Income/Expense				
Income				
4010 · Regular Assessment	72,990.01	73,915.00	80,090.00	See allocation on page 2
Prior Year Budget Surplus		0.00	0.00	Reduction of current year dues
4040 · Individual Assessment	1,400.00	1,400.00	1,400.00	\$350/qtr from developer for vacant lots
Total Income	74,390.01	75,315.00	81,490.00	
Gross Profit	74,390.01	75,315.00	81,490.00	
Expense				
5100 · Administrative Expense				
5132-Tax Preparation Fee	350.00	300.00	400.00	
5151 - Property Management Hrly	22.50	250.00	0.00	
5130 · Bank Charges	0.00	75.00	0.00	
5140 · Insurance				
5142 · Contract	12,563.84	14,000.00	14,000.00	
Total 5140 · Insurance	12,563.84	14,000.00	14,000.00	
5150 · Management Fee	10,019.12	10,080.00	10,080.00	
Misc Administrative Costs	33.00	150.00	150.00	Annual Corp Report & DORA Reg.
Total 5100 · Administrative Expense	22,988.46	24,855.00	24,630.00	
5300 · Maintenance Expense				
5310 · Building Maintenance	2,445.50	6,000.00	3,000.00	
5311 · Window Washing	2,280.00	3,600.00	3,000.00	
53xx - Deck Staining	0.00	3,000.00	3,000.00	
53xx - Building Staining	24,700.00	16,000.00	16,000.00	
5320 · Weed Control	150.00	0.00	200.00	
5321 · Irrigation	537.16	0.00	0.00	
5330 · Landscaping	26,969.77	17,000.00	27,000.00	
xxxx - Tree Spraying	0.00	1,200.00	1,000.00	
5340 · Snow Removal	2,300.00	2,500.00	2,500.00	
5350 · Supplies	0.00	20.00	20.00	
Total 5300 · Maintenance Expense	59,382.43	49,320.00	55,720.00	
5500 · Utility Expense				
5520 · Electric	142.05	150.00	150.00	
5560 · Irrigation Water	900.00	990.00	990.00	
Total 5500 · Utility Expense	1,042.05	1,140.00	1,140.00	
Total Expenses	83,412.94	75,315.00	81,490.00	
Net Ordinary Income	-9,022.93	0.00	0.00	
Net Income	-9,022.93	0.00	0.00	

DUES WORKSHEET

Units in Service - 2020	(Heated Area Only) Square Footage	Percent of Total	Operating Assessments		Reserve Assessments	
			Annual Regular Assessment	Quarterly Regular Assessment	Annual	Quarterly
					Reserve \$30,000 Total	Reserve \$30,000 Total
3360 Crystal Bridge Drive/Doolittle, Lot 1a	2,964	7.836%	6,275.92	1,568.98	2,350.83	587.71
3380 Crystal Bridge Drive/Covelli, Lot 1b	2,591	6.850%	5,486.14	1,371.53	2,054.99	513.75
3400 Crystal Bridge Drive/ Lot 2a	0	0.000%	0.00	0.00	0.00	0.00
3420 Crystal Bridge Drive/ Lot 2b	0	0.000%	0.00	0.00	0.00	0.00
3440 Crystal Bridge Drive/Jyoti LLC, Lot 3a	3,131	8.278%	6,629.53	1,657.38	2,483.28	620.82
3460 Crystal Bridge Drive/MBS Assoc, Lot 3b	2,722	7.196%	5,763.52	1,440.88	2,158.89	539.72
3480 Crystal Bridge Drive/Beers, Lot 4a	3,149	8.325%	6,667.64	1,666.91	2,497.55	624.39
3500 Crystal Bridge Drive/Kaufman, Lot 4b	2,752	7.276%	5,827.04	1,456.76	2,182.68	545.67
3520 Crystal Bridge Drive/ Lot 5a	0	0.000%	0.00	0.00	0.00	0.00
3540 Crystal Bridge Drive/ Lot 5b	0	0.000%	0.00	0.00	0.00	0.00
3560 Crystal Bridge Drive/Lot 6a						
3580 Crystal Bridge Drive/Lot 6b						
3600 Crystal Bridge Drive/Lot 7a						
3620 Crystal Bridge Drive/Lot 7b						
3640 Crystal Bridge Drive/, Lot 8a	0	0.000%	0.00	0.00	0.00	0.00
3660 Crystal Bridge Drive/ Lot 8b	0	0.000%	0.00	0.00	0.00	0.00
3680 Crystal Bridge Drive/Abrams, 9a	2,336	6.176%	4,946.21	1,236.55	1,852.74	463.19
3700 Crystal Bridge Drive/Bryant, Lot 9b	2,336	6.176%	4,946.21	1,236.55	1,852.74	463.19
3720 Crystal Bridge Drive/Eaglewing, Lot 10a	2,636	6.969%	5,581.42	1,395.36	2,090.68	522.67
3740 Crystal Bridge Drive/Rice One, Lot 10b	2,471	6.533%	5,232.05	1,308.01	1,959.81	489.95
3760 Crystal Bridge Drive/Hogg, Lot 11a	2,591	6.850%	5,486.14	1,371.53	2,054.99	513.75
3780 Crystal Bridge Drive/Friedman, Lot 11b	2,591	6.850%	5,486.14	1,371.53	2,054.99	513.75
3800 Crystal Bridge Drive/Lytle, Lot 12a	2,591	6.850%	5,486.14	1,371.53	2,054.99	513.75
3820 Crystal Bridge Drive/ Hewett, Lot 12b	2,964	7.836%	6,275.92	1,568.98	2,350.83	587.71
Total in Service Square Footage	37,825	100.000%	80,090.00	20,022.50	30,000.00	7,500.00