

WT Proposed 2021 Budget as of 11-21-2020

| Account Number(s) | Item | 2020 Budget | YTD Actual (as of 10/31/2020) | Projected Year End | Proposed 2021 Budget | Notes |
|-------------------|---|---------------------|-------------------------------|---------------------|----------------------|------------------------------------|
| | INCOME | | | | | |
| 4001, 4040, 4050 | Assessments (Operating & Reserve) | \$359,820.00 | \$300,043.00 | \$360,051.60 | \$369,050.00 | Assessment increase of 2.5% |
| 4000.1 | Rent | \$42,880.00 | \$32,289.00 | \$38,587.00 | \$40,038.00 | Decrease due to covid |
| 4006 | Late Fees | \$225.00 | \$750.00 | \$750.00 | \$400.00 | |
| 4100 | Laundry | \$6,600.00 | \$5,609.61 | \$6,731.53 | \$6,700.00 | |
| 4130 | Utility Reimbursement | \$3,260.00 | \$1,720.00 | \$2,064.00 | \$2,925.00 | |
| 4145 | Other | \$2,800.00 | \$1,762.38 | \$2,000.00 | \$2,000.00 | |
| | TOTAL INCOME | \$415,585.00 | \$342,173.99 | \$410,184.13 | \$421,113.00 | |
| | OPERATING EXPENSES | | | | | |
| 5004 | Gate Maintenance | \$2,000.00 | \$215.50 | \$560.00 | \$1,200.00 | |
| 5022 | Storm Water | \$2,600.00 | \$2,139.80 | \$2,567.76 | \$2,575.00 | |
| 5025 | Water | \$12,700.00 | \$10,824.93 | \$12,989.92 | \$13,325.00 | |
| 5026 | Sewer | \$13,260.00 | \$11,688.56 | \$14,026.27 | \$14,025.00 | |
| 5027 | Electricity | \$16,000.00 | \$11,846.12 | \$14,215.34 | \$14,575.00 | |
| 5040 | Natural Gas | \$8,040.00 | \$5,989.77 | \$7,187.72 | \$7,550.00 | |
| 5050 | Insurance: Prop, Flood, Liability | \$26,132.00 | \$26,747.00 | \$26,747.00 | \$28,100.00 | |
| 5070 | General Maintenance | \$4,500.00 | \$3,612.00 | \$4,334.40 | \$4,500.00 | |
| 5080 | Maintenance Supplies | \$4,000.00 | \$3,805.75 | \$4,566.90 | \$4,575.00 | |
| 5090 | Maintenance Contract | \$21,300.00 | \$7,998.22 | \$12,000.00 | \$16,550.00 | |
| 5092 | Elevator Maintenance | \$10,500.00 | \$10,200.00 | \$10,200.00 | \$10,500.00 | |
| 5180 | Garbage | \$4,100.00 | \$3,426.50 | \$4,111.80 | \$4,325.00 | |
| 5200 | Telephone | \$3,600.00 | \$3,637.86 | \$4,365.43 | \$4,375.00 | |
| 5212 | Professional Services (reserve study, legal, website) | \$18,000.00 | \$2,961.28 | \$3,000.00 | \$10,000.00 | |
| 5240 | Site Management | \$58,000.00 | \$46,451.67 | \$58,000.00 | \$55,000.00 | |
| 5250 | Administrative Management | \$22,698.00 | \$18,915.00 | \$22,698.00 | \$23,375.00 | |
| 5260 | Office & General Supplies | \$3,200.00 | \$1,632.44 | \$1,958.93 | \$2,250.00 | |
| 5285 | Taxes & Licenses | \$800.00 | \$15,877.99 | \$17,877.00 | \$10,000.00 | Lower tax payment expected in 2021 |
| 5375 | Grounds Contract | \$3,000.00 | \$2,485.00 | \$2,982.00 | \$3,075.00 | |
| 5402 | Window Cleaning | \$5,000.00 | \$5,000.00 | \$5,000.00 | \$5,150.00 | |
| | TOTAL OPERATING EXPENSES | \$239,430.00 | \$195,455.39 | \$229,388.48 | \$235,025.00 | |
| | NET OPERATING BALANCE | \$176,155.00 | | \$180,795.66 | \$186,088.00 | |
| 5823 | TRANSFERS TO RESERVES | \$176,000.00 | | \$176,000.00 | \$84,000.00 | (Reserve) |
| 5826 | | | | | \$100,800.00 | (Plumbing Reserve) |
| | CLOSING BALANCE | \$155.00 | | \$4,795.66 | \$1,288.00 | |