

Sexton Place Approved Budget Jan - Dec 2020

Year		Sexton Place Condominiums					
2020 (final)	Operating Budget	2018 Actual	Actuals as of 8/31/19	2019 Budget	2020 Budget	Budget Variance	Proposed Budget: Per
G/L Code	REVENUES						
4000	Fee Income	\$224,472.00	\$161,680.00	\$242,520.00	\$259,436.00	\$16,916.00	
4125	Fee Income - Special Assessment	\$40,941.55	\$41,515.59	\$0.00	\$0.00	\$0.00	
4175	Reserve Transfer - Income		\$62,088.00			\$0.00	
4200	Late Charges	\$315.00	\$510.00	\$0.00	\$0.00	\$0.00	
4210	interest - late fee		(\$2.02)				
4230	NOI/Late - BOD WAIVE		(\$1,068.55)			\$0.00	
4310	Fines		\$4,150.00			\$0.00	
4350	Interest Income	\$55.53	\$38.06	\$0.00	\$0.00	\$0.00	
4360	Other Income	\$1,499.51	\$1,471.25	\$0.00	\$0.00	\$0.00	
3442.1	Owner Repair/Maint Reimbursement	\$487.50	\$0.00			\$0.00	
	Total Revenues	\$267,771.09	\$270,382.33	\$242,520.00	\$259,436.00	\$16,916.00	
GROUPS MAINTENANCE & REPAIR							
4100	Common Area Maintenance	\$1,824.99	\$799.38	\$1,000.00	\$1,000.00	\$0.00	\$0.89
4107	Pet Receptacle Cleaning	\$1,495.42	\$1,173.96	\$1,800.00	\$1,650.00	\$150.00	\$1.46
4110	Fences	\$525.00	\$0.00	\$250.00	\$250.00	\$0.00	\$0.22
4130	Lighting Repair	\$1,002.07	\$385.96	\$200.00	\$500.00	\$300.00	\$0.44
4160	Landscaping Maintenance	\$37,260.00	\$24,840.00	\$38,400.00	\$38,256.00	\$144.00	\$33.91
4165	Landscaping Improvements	\$2,251.00	\$773.00	\$2,000.00	\$2,000.00	\$0.00	\$1.77
4173	Backflow Device Testing	\$895.00	\$895.00	\$900.00	\$895.00	\$5.00	\$0.79
4175	Sprinkler System Repair	\$6,813.74	\$3,202.50	\$4,000.00	\$4,000.00	\$0.00	\$3.55
4183	Storm Water Maintenance	\$0.00	\$0.00	\$450.00	\$450.00	\$0.00	\$0.40
4193	Pest Control	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.44
	TOTAL GROUNDS MAINT & REPAIR	\$52,067.22	\$32,069.80	\$49,500.00	\$49,501.00	\$1.00	\$43.88
BUILDING MAINTENANCE & REPAIR							
4420	Building Maintenance	\$6,435.13	\$379.00	\$5,000.00	\$5,000.00	\$0.00	\$4.43
4422	Gutters and Roof Maintenance	\$4,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$4.43
4470	Window Cleaning	\$0.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$2.84
4475	Pressure Washing	\$7,495.00	\$7,395.00	\$7,395.00	\$7,395.00	\$0.00	\$6.56
4476	Dryer Vent Cleaning	\$1,600.00	\$0.00	\$1,600.00	\$1,600.00	\$0.00	\$1.42
4480	Contingencies	\$100.00	\$19.88	\$3,500.00	\$2,040.00	\$1,460.00	\$1.81
	TOTAL BUILDING MAINT & REPAIRS	\$20,117.63	\$7,793.88	\$25,695.00	\$24,235.00	(\$1,460.00)	\$21.48
OPERATING EXP							
4550	Management Fees	\$23,891.53	\$14,830.15	\$22,000.00	\$22,500.00	\$500.00	\$0.00
4555	Compliance Program	\$300.00	\$261.00	\$250.00	\$300.00	\$50.00	\$0.27
4575	Lien Filing Fee	\$295.00	\$1,005.00	\$670.00	\$670.00	\$0.00	\$0.59
4625	Insurance	\$24,475.01	\$16,775.18	\$25,000.00	\$25,500.00	\$500.00	\$22.61
4630	Legal	\$883.70	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$0.89
4631	Accounting/Audit	\$3,910.00	\$0.00	\$3,910.00	\$3,910.00	\$0.00	\$3.47
4633	Tax Preparation	\$0.00	\$0.00	\$275.00	\$275.00	\$0.00	\$0.24
4635	Reserve Study	\$750.00	\$0.00	\$750.00	\$1,500.00	\$750.00	\$1.33
4670	Reserve Transfer	\$73,000.00	\$62,088.00	\$93,130.00	\$107,255.00	\$14,125.00	\$95.08
4690.1	Community Rehab - Special Assessment	\$40,941.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4710	Office Supplies	\$3,010.68	\$1,997.09	\$2,250.00	\$3,100.00	\$850.00	\$2.75
4750	Licenses and Fees	\$75.00	\$25.00	\$75.00	\$75.00	\$0.00	\$0.07
4755	Bad Debt	(\$93.60)	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1.33
4760	Collection Costs	\$487.80	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$1.77
4830	Electricity	\$4,043.19	\$2,670.16	\$4,000.00	\$4,100.00	\$100.00	\$3.63
4852	Water	\$15,865.09	\$6,515.40	\$15,000.00	\$16,500.00	\$1,500.00	\$14.63
	TOTAL OPERATING	\$191,835.30	\$106,166.98	\$171,810.00	\$190,185.00	\$18,375.00	\$168.60
	PROJECTED REVENUE OVER EXPENSES	\$3,750.94	\$124,351.67	(\$4,485.00)	(\$4,485.00)	\$0.00	
	TOTAL EXPENSES	\$264,020.15	\$146,030.66	\$247,005.00	\$263,921.00	\$16,916.00	
	<i>Carry Over Funds</i>			\$4,485.00	\$4,485.00		
	ADJUSTED TOTAL EXPENSES			\$242,520.00	\$259,436.00		
	Expenses Per Month			\$20,210.00	\$21,619.67		
	Monthly Assessments Per Unit			\$215.00	\$230.00		