

Sexton Place Condominiums 2021 Annual Budget							
(Approved 10/27/2020)							
Revenues:	% of Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	Variance	% Change
Assessment Income		151,475.00	153,875.00	152,181.00	140,725.00	-11,456.00	-7.53%
Reserve Income		73,000.00	93,130.00	107,255.00	125,488.00	18,233.00	17.00%
Revenue Over Expenses Carryover		0.00	0.00	-4,485.00	0.00	4,485.00	0.00%
Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Interest Income		0.00	0.00	0.00	0.00	0.00	0.00%
Insurance Income		0.00	0.00	0.00	0.00	0.00	0.00%
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Other Income		0.00	-4,485.00	4,485.00	0.00	-4,485.00	0.00%
Violation Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL INCOME.....		224,475.00	242,520.00	259,436.00	266,213.00	6,777.00	2.61%
Expenses:		2018 Budget	2019 Budget	2020 Budget	2021 Budget	Variance	% Change
Common Area Maintenance		1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00%
Pet Receptacle Cleaning		1,800.00	1,800.00	1,650.00	1,500.00	-150.00	-9.09%
Fences		250.00	250.00	250.00	250.00	0.00	0.00%
Lighting Repair		200.00	200.00	500.00	500.00	0.00	0.00%
Landscaping Maintenance		37,500.00	38,400.00	38,256.00	33,000.00	-5,256.00	-13.74%
Landscape Improvements		1,500.00	2,000.00	2,000.00	2,500.00	500.00	25.00%
Backflow Device Testing		900.00	900.00	895.00	925.00	30.00	3.35%
Sprinkler System Repair		4,000.00	4,000.00	4,000.00	4,000.00	0.00	0.00%
Storm Water Maintenance		450.00	450.00	450.00	450.00	0.00	0.00%
Pest Control Services		600.00	500.00	500.00	1,600.00	1,100.00	220.00%
Total Ground & Maintenance Repair.....	17.18%	48,200.00	49,500.00	49,501.00	45,725.00	-3,776.00	-7.63%
Building Maintenance		5,000.00	5,000.00	5,000.00	5,600.00	600.00	12.00%
Gutters and Roof Maintenance		4,200.00	5,000.00	5,000.00	5,000.00	0.00	0.00%
Window Cleaning		3,200.00	3,200.00	0.00	3,200.00	3,200.00	0.00%
Pressure Washing		7,395.00	7,395.00	7,395.00	7,500.00	105.00	1.42%
Dryer Vent Cleaning		1,600.00	1,600.00	1,600.00	1,600.00	0.00	0.00%
Contingencies		3,500.00	3,500.00	755.00	0.00	-755.00	-100.00%
Total Building & Repairs & Maintenance.....	7.61%	24,895.00	25,695.00	19,750.00	22,900.00	504.00	2.55%
Management Fee - Base		22,000.00	22,000.00	22,500.00	22,500.00	0.00	0.00%
Compliance Program		250.00	250.00	300.00	0.00	-300.00	-100.00%
Lien Filing Fee		590.00	670.00	670.00	500.00	-170.00	-25.37%
Insurance		26,500.00	25,000.00	25,500.00	27,500.00	2,000.00	7.84%
Legal Fees		3,000.00	1,000.00	1,000.00	2,000.00	1,000.00	100.00%
Accounting / Audit		3,875.00	3,910.00	3,910.00	2,500.00	-1,410.00	-36.06%
Tax Preparation		275.00	275.00	275.00	275.00	0.00	0.00%
Reserve Study Fee		750.00	750.00	1,500.00	750.00	-750.00	-50.00%
Reserve Expenses		0.00	0.00	0.00	0.00	0.00	0.00%
Community Rehab - Special Assessment		0.00	0.00	0.00	0.00	0.00	0.00%
Office Supplies		2,250.00	2,250.00	3,100.00	500.00	-2,600.00	-83.87%
Licenses/Fees/Permits		75.00	75.00	75.00	75.00	0.00	0.00%
Bad Debt		1,500.00	1,500.00	1,500.00	0.00	-1,500.00	-100.00%
Collection Costs		2,800.00	2,000.00	2,000.00	1,500.00	-500.00	-25.00%
Electricity		4,000.00	4,000.00	4,100.00	4,000.00	-100.00	-2.44%
Water		15,000.00	15,000.00	16,500.00	10,000.00	-6,500.00	-39.39%
Other		0.00	0.00	0.00	0.00	0.00	0.00%
Operating Expenses.....	27.08%	82,865.00	78,680.00	82,930.00	72,100.00	-11,950.00	-14.41%
Total Ground, Building, Utility, & Operating.....	52.86%	155,960.00	153,875.00	152,181.00	140,725.00	-11,456.00	-7.53%
		2018 Budget	2019 Budget	2020 Budget	2021 Budget	Variance	% Change
Reserves.....	47.14%	73,000.00	93,130.00	107,255.00	125,488.00	18,233.00	17.00%
Calculated Expenses Plus Reserves.....	100%	228,960.00	247,005.00	259,436.00	266,213.00	6,777.00	2.61%
Projected Revenue Over Expenses.....		-4,485.00	-4,485.00	0.00	0.00	0.00	
2021 Annual Budget.....					266,213.00		

Sexton Place Condominiums Fee Allocation (2021)	2018	2019	2020	2021	2021	
<i>Carry Over Funds</i>	-\$4,485.00	\$4,485.00	\$0.00	\$0.00		
ADJUSTED TOTAL EXPENSES	\$228,960.00	\$242,520.00	\$259,436.00	\$266,213.00		
<i>Expenses Per Month</i>	\$13,370.42	\$12,449.17	\$12,681.75	\$11,727.08		
<i>Monthly Operating Assessments Per Unit</i>	\$142.24	\$132.44	\$134.91	\$124.76	53%	
<i>Monthly Reserve Assessments Per Unit</i>	\$64.72	\$82.56	\$95.08	\$111.24	47%	
Monthly Total Assessments Per Unit	\$206.95	\$215.00	\$230.00	\$236.00		