PARKER'S CROSSING CONDOMINIUM ASSOCIATION, INC.

C/O WELLINGTON PROPERTY MANAGEMENT
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ANNUAL BUDGET ANALYSIS FOR FISCAL YEAR ENDING DECEMBER 31, 2020, BUDGET FOR 2021
APPROVED: NOVEMBER 10, 2020

	2020 01/20-09/20	2020 Projected	2020 Budget	2020 Variance	2021 Budget	Budget Change	Percent Change	Cost/Unit Per Year
Income:								
Condominium Fees	$163,341	$217,788	$217,788	$0	$217,788	$0	0.00%	$4,033
Reserve Laundry Income	8,810	13,000	13,000	0	13,000	0	0.00%	241
Late Fee Income	665	665	1,100	(435)	1,100	0	0.00%	20
Fine Income	0	0	0	0	0	0	0.00%	0
Interest Income	155	224	0	224	0	0	0.00%	0
Legal Fees Income	0	0	0	(0)	0	0	0.00%	0
Unit Owner Income	107	107	0	107	0	0	0.00%	0
Total Income	$173,078	$231,784	$231,888	($104)	$231,888	$0	0.00%	$4,294
Operating Expenses:								
Electricity	$6,036	$8,048	$9,376	$1,328	$8,110	($1,266)	-13.50%	$150
Gas Hot Water	4,748	6,330	7,182	852	6,500	(682)	-9.50%	120
Water Savings	0	0	0	0	0	0	0.00%	0
Water	17,699	23,599	21,500	(2,099)	22,650	1,150	5.35%	419
Sewer	16,621	21,515	22,250	735	20,500	(1,750)	-7.87%	380
Trash Removal	7,497	9,996	9,500	(496)	10,000	500	5.26%	185
Janitorial	6,550	10,333	10,000	(333)	10,000	0	0.00%	185
Laundry Room R&M	914	1,218	2,750	1,532	2,750	0	0.00%	51
Repair & Maintenance	4,875	5,958	13,000	7,042	13,000	0	0.00%	241
Electrical Repair & Maint.	3,295	4,027	3,000	(1,027)	3,500	500	16.67%	65
Pest Control	545	1,250	1,250	0	1,250	0	0.00%	23
Alarm Repair & Maintenan	3,339	4,081	2,600	(1,481)	2,600	0	0.00%	48
Plumbing Repair & Maint.	1,639	1,821	2,500	679	2,000	(500)	-20.00%	37
Security	1,157	1,542	2,150	608	2,000	(150)	-6.98%	37
Swimming Pool	8,757	9,305	9,450	145	9,450	0	0.00%	175
Irrigation Repairs	3,533	4,122	1,800	(2,322)	1,800	0	0.00%	33
Landscape	14,317	20,043	20,043	0	20,629	586	2.92%	382
Landscape-non contract	4,096	4,096	700	(3,396)	700	0	0.00%	13
Tree & Shrub	1,800	1,800	1,100	(700)	1,100	0	0.00%	20
Snow Plowing	11,678	14,317	14,317	0	14,735	418	2.92%	273
Snow Plowing-non contrac	485	808	4,800	3,992	4,800	0	0.00%	89
Trustee Education	0	0	190	190	190	0	0.00%	4
Federal Tax	1,106	1,106	1,058	(48)	1,058	0	0.00%	20
State Tax	220	220	198	(22)	198	0	0.00%	4
Insurance / Master Policy	17,631	17,631	16,965	(666)	18,159	1,194	7.04%	336
Management Fees	13,608	18,144	18,144	0	18,144	0	0.00%	336
Unit Owner Expense	107	107	0	(107)	0	0	0.00%	0
Hall Rental	0	0	40	40	40	0	0.00%	1
Office Supplies	241	321	350	29	350	0	0.00%	6
Postage	279	372	350	(22)	350	0	0.00%	6
Accounting Fees	0	0	325	325	325	0	0.00%	6
Legal Fees / Regular	0	0	500	500	500	0	0.00%	9
Legal Fees / Collections	0	0	0	0	0	0	0.00%	0
Total Operating Expense	$152,772	$192,111	$197,388	$5,277	$197,388	$0	0.00%	$3,655
Reserve Account Deposits:								
General Fund	$16,125	$21,500	$21,500	$0	$21,500	$0	0.00%	$398
Laundry Deposits	8,810	13,000	13,000	0	13,000	0	0.00%	241
Total Reserve Deposits	$24,935	$34,500	$34,500	$0	$34,500	$0	0.00%	$639
Total Expense & Reserve	$177,707	$226,611	$231,888	$5,277	$231,888	$0	0.00%	$4,294
Reserve Expense:								
Irrigation Repairs	2,020	2,020	0	(2,020)				
Parking Lot	65,278	65,278	61,478	(3,800)				
Steps	0	20,330	0	(20,330)				
Total Reserve Expense	$67,298	$87,628	$61,478	($26,150)				

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