

	2020	2021	Monthly	
<u>Income</u>	\$220.00	\$240.00		
0310 - Assessment Income	\$242,880.00	\$264,960.00	\$22,080.00	
Total of Income	\$242,880.00	\$264,960.00	\$22,080.00	
<u>Expense</u>				
<u>General & Administrative</u>				
010 - Management Fees	\$13,500.00	\$15,000.00	\$1,250.00	Price good until 12/2023
020 - Accounting Fees	\$500.00	\$300.00	\$25.00	
0160 - Legal Fees	\$9,000.00	\$9,000.00	\$750.00	
0250 - Bank Charges	\$200.00	\$150.00	\$12.50	
0260 - Postage & Mail	\$1,300.00	\$1,200.00	\$100.00	
0280 - Insurance	\$31,000.00	\$32,000.00	\$2,666.67	
0400 - Printing & Reproduction	\$3,900.00	\$3,500.00	\$291.67	
0890 - Misc. G & A	\$2,000.00	\$2,250.00	\$187.50	
<u>Utilities</u>				
0910 - Electricity common area	\$1,500.00	\$1,500.00	\$125.00	
<u>Maintenance</u>				
01018 - Landscaping Improvements	\$5,000.00	\$4,000.00	\$416.67	
01019 - Mulch	\$1,500.00	\$2,000.00	\$125.00	
01020 - Insect Control Lawn/Shrub	\$2,000.00	\$1,500.00	\$166.67	
01030 - Treatments Trees	\$5,000.00	\$4,000.00	\$416.67	
01091 - Tree Trimming/Removal	\$2,400.00	\$2,000.00	\$200.00	
01110 - Gen. Maintenance. & Repair	\$5,900.00	\$5,100.00	\$491.67	
01115 - Masonry/Stoop	\$3,500.00	\$4,000.00	\$291.67	
01092 - Railing Repairs	\$900.00	\$900.00	\$75.00	
01140 - Roof Maintenance	\$3,100.00	\$3,600.00	\$258.33	
01155 - Siding/Gutter/Drain tile Repairs	\$5,000.00	\$4,000.00	\$416.67	
01184 - Aerator Pond Maintenance/repair	\$1,300.00	\$800.00	\$108.33	
01185 - Pond Chemicals	\$1,300.00	\$1,300.00	\$108.33	
<u>Contract Services</u>				
01610 - Lawn Maintenance & Snow Removal	\$65,400.00	\$67,200.00	\$5,450.00	
0170 - Ice Melt	\$7,000.00	\$7,000.00	\$583.33	
01750 - Pest Control	\$800.00	\$800.00	\$66.67	
Total Expense	\$173,000.00	\$173,100.00	\$14,583.33	
<u>Reserve Contributions</u>				
01910 - Reserves - Unallocated	\$66,280.00	\$66,180.00	\$5,515.00	
01910 - Reserves - Timber wall/Path Allocated	\$3,600.00	\$3,600.00	\$300.00	
01925 - Reserves - Roofs Allocated		\$22,080.00		
Total Reserves	\$69,880.00	\$91,860.00	\$5,815.00	
Total Expense with Reserve	\$242,880.00	\$264,960.00	\$20,398.33	