

Copperbloom Operating Budget July 2020-2021

	2018 Actuals	2019 Actuals	2020-2021 Budget
Projected Income			
HOA Dues-104 units/\$190 per	\$ 181,089.32	\$ 209,376.67	\$ 237,120.00
Parking Permit Income-\$10/mth	\$ 490.00	\$ 1,100.00	\$ 1,200.00
Late Fees	\$ 375.00	\$ 1,990.00	\$ 500.00
Lien Fees	\$ -		
Returned Check Charge			
Interest	\$ 11.55	\$ 8.70	\$ 10.00
Delinquency			
Subtotal Income	\$ 181,965.87	\$ 212,475.37	\$ 238,830.00
Administrative Operational Expenses			
Accounting			\$ -
Bad Debt Write Off			
Full Management	\$ 11,432.00	\$ 12,480.00	\$ 13,728.00
Bank Service Charge	\$ 4.00	\$ -	\$ 10.00
HOA Office Expense,Postage, Printing	\$ 113.84	\$ 130.00	\$ 200.00
Tax Prep/State Filing	\$ 70.00	\$ 50.00	\$ 100.00
HOA Insurance	\$ 17,495.22	\$ 20,788.23	\$ 22,000.00
HOA Meeting Expense	\$ -		\$ -
Legal Fees	\$ 27,301.90	\$ 10,914.24	\$ 3,000.00
Subtotal Admin Operation Expenses	\$ 56,416.96	\$ 44,362.47	\$ 39,038.00
Utilities			
Republic Waste Trash Removal	\$ 16,579.14	\$ 16,524.51	\$ 14,000.00
Water	\$ 3,550.71	\$ 3,984.56	\$ 5,000.00
Power	\$ 11,621.08	\$ 15,233.37	\$ 17,000.00
Telephone for Elevators	\$ 6,235.25	\$ 7,819.66	\$ 10,000.00
Utilities Subtotal	\$ 37,986.18	\$ 43,562.10	\$ 46,000.00
Common Grounds Maintenance			
Elevator Maintenance	\$ 10,164.50		\$ 12,000.00
Elevator Violation Fines	\$ 2,030.00		
Fire Suppression Install			\$ 4,000.00
Fire Suppression Maint	\$ 12,758.84		\$ 10,000.00
Cleaning	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00
Mat Maintenance	\$ 2,342.36	\$ 2,765.27	\$ 3,000.00
Knox Boxes	\$ 2,249.00	\$ -	\$ -
Door Knobs			\$ 6,000.00
Misc. Supplies	\$ 1,158.46		\$ 500.00
Misc. Repairs and Maintenance	\$ 2,866.22		\$ 7,500.00
Dryer Vent Repair and Maint	\$ 11,234.10		\$ 300.00
Water Heater Room Repair	\$ -		
Window Replacement	\$ -	\$ -	
Decks	\$ -		\$ 8,000.00
Roof Repairs	\$ -		\$ 9,000.00
Painting	\$ -		\$ 1,500.00
Mowing	\$ 3,942.00	\$ 15,000.00	\$ 16,875.00
Fertilization/weed management	\$ 820.00		\$ -
Landscape Care-pruning, bed maint, etc	\$ 302.60		\$ -
Snow Removal	\$ 10,835.00	\$ 15,000.00	\$ 16,875.00
Ice Melt For Buildings	\$ 285.00	\$ 200.00	\$ 500.00
Sprinkler Maintenance	\$ 421.08	\$ 265.00	\$ 500.00
Common Grounds Maintenance Subtotal	\$ 72,209.16	\$ 44,030.27	\$ 107,350.00

TOTAL OPERATING EXPENSES			\$ 192,388.00
Income-Expense Total			\$ 46,442.00
<i>RESERVE-10% is ideal</i>			\$ 23,106.22
Reserve Projects			\$18,000.00
Net Income			\$ 5,335.78

Current Reserve Amount: \$23,106.22

Reserve Projects:

Roof Replacement: \$10,000.00

Dryer Vent Cleaning (Every 3 Years) : \$5,000.00

Fire Suppression Panel Replacement: \$ 3,000.00

Total Amount Reserved for Projects: \$18,000.00

<i>Amt per owner per mth</i>
\$190
\$190.00
\$0.96
\$0.01
\$11.00
\$0.16
\$0.08
\$17.63
\$0.00
\$0.00
\$2.40
\$11.22
\$4.01
\$13.62
\$8.01
\$9.62
\$0.00
\$3.21
\$8.01
\$8.65
\$2.40
\$0.00
\$4.81
\$0.40
\$6.01
\$0.24
\$6.41
\$7.21
\$13.52
\$0.00
\$0.00
\$13.52
\$0.40
\$0.40

\$154.16
\$37.21
\$18.51
\$4.28