

Darby Estates Condominium 2020 BUDGET

Approved 10-28-2019

Due on the 1st day of each month.

	2019 <u>Budget</u>	2020 <u>BUDGET</u>	Unit Allocations:	<u>2020</u>
Income			0.34%	202.38
4010	06310 - Owners Dues	705,858	0.35%	208.34
4030	06325 - Storage Unit Income	8,433	0.48%	285.72
	Total Income	714,291	0.49%	291.67
			0.55%	327.38
			0.56%	333.34
			0.02%	11.91
Expenses				
5010	Management Fees	60,000		60,000
5020	Audit / Accounting / Corp. License	2,500		2,310
5030	Legal Services	6,000		5,000
5040	Insurance	46,000		51,500
5060	Office/Postage/Meetings	5,750		4,100
5061	Administrative Services	new		3,900
5100	Website Migration	500		750
5140	Payroll Exp & Night Watch	88,000		95,000
5170	Board Member Education	n/a		600
5196	Social/Events Committee	n/a		1,000
5210	Electricity	26,000		18,000
5220	Water & Sewer	120,000		110,000
5240	Garbage Disposal	36,000		37,500
5250	Comcast Cable/Internet	1,500		1,100
5255	Natural Gas	2,000		2,000
5270	Night Watch Telephone	450		450
5330	General Maintenance & Repair	65,000		46,200
5360	Garden Committee Projects	6,000		6,000
5370	Irrigation System Repairs	3,000		3,000
5391	Fitness Equipment Repairs	500		500
5395	Vehicle Maintenance	3,000		1,000
5405	Common Area Carpet Clean	3,600		2,500
5410	Fire System Repairs	n/a		2,500
5420	Pest Control	1,500		1,500
5500	Supplies - Tools	2,500		1,500
5505	Stormwater Pond Maint.	3,500		5,300
5710	Landscape contract	46,000		48,000
5720	Janitorial Services	28,500		30,700

5740	Snow Removal CITY SIDEWALKS	0	1,000
5750	Snow Removal	3,000	4,000
5780	Window Washing	7,000	7,500
5790	Annual Fire Alarm Inspection	2,500	3,500
5800	Fire Alarm Monitoring	800	2,550
9300	Reserve Study	450	450
	Operating Expenses Total	<u>571,100</u>	<u>560,910</u>
	09910 - Transfer to Reserve	142,741	153,381
	TOTAL BUDGET	<u>714,291</u>	<u>714,291</u>

2019

Fully Funded Reserve Balance = \$1,242,836

Reserve Balance at time of Study \$811,287

Deficiency (or Surplus) = \$431,549