

**Landmark Club Condominium
2020 Proposed Budget**

		2019	2020
		Budget	Budget
Fee Income			
	Maintenance Income	2,283,547.88	2,340,637.00
	Misc. Income	1,000.00	1,000.00
	Excess Revenue	100,000.00	76,000.00
	Total Fee Income	2,384,547.88	2,417,637.00
Building Services			
	Housekeeping	104,000.00	105,560.00
	Valet Service	192,713.00	222,713.00
	Total Building Services	296,713.00	328,273.00
Employee Expense			
	Health Insurance - Reimb.	51,000.00	51,000.00
	Holiday Bonus	12,000.00	12,000.00
	Workers Compensation	20,000.00	20,000.00
	Total Employee Expense	83,000.00	83,000.00
Payroll - Wages			
	Manager	89,595.17	91,387.07
	Secretary	50,000.00	52,000.00
	Building Engineer	50,000.00	52,000.00
	Building Engineer 2	40,000.00	41,000.00
	Building Engineer 3	40,000.00	41,000.00
	Landscaper	35,838.92	36,734.89
	Landscaper 2	32,000.00	32,800.00
	Auxiliary Labor	2,000.00	2,000.00
	Pool Attendant	29,805.36	30,550.49
	Pool Attendant Part-Time	11,802.75	12,566.51
	In-House Security Service	221,557.44	256,557.44
	Night Security	9,984.00	0.00
	Building Overtime	20,000.00	12,000.00
	Security Overtime	10,000.00	10,000.00
	Total Payroll - Wages	642,583.64	670,596.40
Payroll Expenses			
	Payroll Taxes	50,000.00	50,000.00
	Total Payroll Expenses	50,000.00	50,000.00
	Social Committee		5,000.00
Professional Fees			
	Driveway - Terraces	7,500.00	7,500.00
	Accounting Fees	7,000.00	7,000.00
	Bad Debt	44,600.00	20,000.00
	Bookkeeper	13,380.00	13,714.50
	Legal Fees	25,000.00	25,000.00
	Insurance - Building	300,000.00	300,000.00
	Licenses and Permits	3,000.00	5,000.00
	Taxes		
	Total Professional Fees	400,480.00	378,214.50
	Landscaping Supplies	25,000.00	25,000.00

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		2019	2020
		Budget	Budget
General Maintenance			
	Maint. Equipment	30,000.00	30,000.00
	Maint. Repairs	55,000.00	29,370.60
	Maint. Supplies	55,000.00	55,000.00
	Preventive Maintenance		47,000.00
	Total General Maintenance	140,000.00	161,370.60
Special Projects			
	Fuel Tank Replacement	75,000.00	63,707.50
	2nd Fl/Gym Shutters	40,000.00	
	2nd Fl Bathrooms	30,000.00	
	Lobby Bathroom	5,000.00	
	Kitchen	6,000.00	25,000.00
	Security Camera Upgrade		22,000.00
	Training - Engineers		10,000.00
	Club Room Video/Audio		5,000.00
	Total Special Projects	156,000.00	125,707.50
	Bank Service Charges	800.00	100.00
	Office Expense	26,000.00	26,000.00
	Pool Maintenance	25,000.00	16,000.00
Service Contracts			
	A/C Maintenance	10,000.00	8,000.00
	Elevator Maintenance	18,000.00	9,000.00
	Fire Alarm Maintenance	15,000.00	21,000.00
	Generator	3,000.00	3,000.00
	Pest Control	10,000.00	8,000.00
	Lobby Flowers	13,910.00	10,000.00
	Trash Removal	36,000.00	37,000.00
	Water Treatment	5,000.00	5,000.00
	Total Service Contracts	110,910.00	101,000.00
Utilities			
	Cable TV	122,500.00	129,375.00
	Electric	159,000.00	159,000.00
	Fuel Oil	4,000.00	4,000.00
	Gas	15,000.00	15,000.00
	Telephone	5,000.00	5,000.00
	Water & Sewer	135,000.00	135,000.00
	Total Utilities	440,500.00	447,375.00
		2,396,986.64	2,417,637.00
	Reserves	2,912,962.00	3,278,258.00