

WMA Proposed Budget 2021	ADJUST SHADED (GREEN) ONLY			Notes	Dues	2020 Operating	2020 Reserve	2020 Total	Enter Change Here to Reflect on the Budget		2021 Operating	2021 Reserve	2021 Total	Increase (Decrease) / Month
	Projected 12/31/2020	Proposed 2021							% Change:	0.00%				
<b>OPERATING REVENUE</b>														
OPERATING DUES	189,327	189,326	Change by Adjusting % in cell V2	A101	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ -
LATE FEES	125	0		A102	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ -
STORAGE RENTAL INCOME	540	800	A204 & B104 @ \$140; A301 & A201 @ \$260	A103	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ -
	0	0		A104	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ -
<b>TOTAL OPERATING REVENUE</b>	<b>189,992</b>	<b>190,126</b>		A201	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
				A202	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
<b>OPERATING EXPENSES</b>				A203	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
LEGAL / PROFESSIONAL	450	450	Stuhr-Tax Return	A204	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
OFFICE EXPENSE & SUPPLIES	50	50	Annual Mtg Mailing	A301	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
MEETING EXPENSES	200	200		A302	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
COMMUNITY MANAGEMENT-CONTRAC	20,597	21,215	Assume no Timeshare sales	A303	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
			Policy Period Dec-Nov - 4% Increase - allocated	A304	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
INSURANCE	33,140	34,472	\$1,800 to WMI	B101	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ -
WATER	7,325	7,428	Current \$619/mo avg	B102	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ -
SEWER	11,731	12,000	Current \$978/mo	B103	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ 533.27	\$ 84.50	\$ 617.76	\$ -
IN-HOUSE AMENITIES	18,111	21,496	Project 5% increase in Sept 2020	B104	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ 678.42	\$ 107.49	\$ 785.91	\$ -
INTERNET SERVICES	4,972	0	In In-House Amenities Now	B201	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
TELEPHONE	3,447	3,660	current ~ \$305/mo	B202	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
TRASH REMOVAL	5,099	5,500	Budget for a few extra pickups	B203	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
SNOW REMOVAL-HEAVY EQUIPMENT	3,190	3,500	Contract signed?	B204	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
SNOW REMOVAL-ROOF	0	1,500	Enter Contingency?	B301	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
			Current \$45.74/mo; \$548 for annual inspection expenses; also Tri-County annual sprinkler/backflow preventer	B302	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
SECURITY & FIRE SAFETY	1,716	1,824		B303	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ 607.41	\$ 96.26	\$ 703.67	\$ -
NATURAL GAS	2,367	2,500		B304	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ 758.89	\$ 120.24	\$ 879.13	\$ -
				Annua	\$15,777.13	\$2,500.00	\$18,277.13	\$15,777.13	\$2,500.00	\$18,277.13	\$15,777.13	\$2,500.00	\$18,277.13	\$ -
ELECTRIC UTILITY	23,664	24,000		I	\$189,325.52	\$30,000.00	\$219,325.52	\$189,325.52	\$30,000.00	\$219,325.52	\$189,325.52	\$30,000.00	\$219,325.52	\$ -
REPAIR & MAINTENANCE	7,789	8,000												
CARPET CLEANING	2,725	2,750												
PLUMBING & HEATING	375	1,000												
SUPPLIES & MATERIALS	960	2,000												
GROUPS & PARKING MAINTENANCE	3,941	6,500												
ELEVATOR	23,783	17,988	Current Tkrupp Contract/Elevator Phone/Mo- \$1,499											
MANAGER UNIT MAINTENANCE	479	1,000												
MISCELLANEOUS EXPENSE	560	500												
CLUBHOUSE GEN BLDG MAINTENANCE	593	1,000												
<b>TOTAL OPERATING EXPENSES</b>	<b>177,264</b>	<b>180,533</b>												
<b>NET OPERATING PROFIT (LOSS)</b>	<b>12,728</b>	<b>9,592</b>												
<b>RESERVE REVENUE</b>														
RESERVE DUES	30,000	30,000	Change by Adjusting % in cell W2-minimum 10% of total dues need to go to reserves for lending	13.68%										
RESERVE SPECIAL ASSESSMENT	50,000	0												
RESERVE INTEREST INCOME	18	50												
<b>TOTAL RESERVE REVENUE</b>	<b>80,018</b>	<b>30,050</b>												
<b>RESERVE EXPENSES</b>														
TREE REMOVAL	0	500	From Capital Plan (link)											
CLUBHOUSE SPA TUB - SAUNA - STEAM	0	1,500												
GARAGE DOORS	0	1,500												
MANAGERS HOUSE	48,033	6,000												
RESERVE - UNEXPECTED	829	15,000												
GAS CONNECTIONS	29,655	0												
<b>TOTAL RESERVE EXPENSES</b>	<b>78,317</b>	<b>24,500</b>												
<b>NET RESERVE PROFIT (LOSS)</b>	<b>1,700</b>	<b>5,550</b>												