

WMI Proposed Budget 2021		ADJUST SHADED (GREEN) ONLY													
	Projected 12/31/2020	2021 Proposed	Notes	2020 Dues/Unit		HOA Owne d	Non- HOA Owne d	2021 Proposed Dues/Unit- Week	HOA Owne d	Non- HOA Owne d					
OPERATING REVENUE				B101 \$ 763.30	21.98%	14	36	\$ 764.05	10,691	27,505	21.98%	\$	38,202.36		
				B102 \$ 971.03	27.96%	13	37	\$ 971.98	12,631	35,963	27.96%	\$	48,599.06		
				B203 \$ 869.41	25.03%	15	35	\$ 870.26	13,051	30,458	25.03%	\$	43,512.83		
40000 TIMESHARE DUES	156,295	156,444	90% of Dues-10% to Reserve	B303 \$ 869.41	25.03%	20	30	\$ 870.26	17,401	26,107	25.03%	\$	43,512.83		
40100 LATE FEES	700	0													
40100 MISCELLANEOUS INCOME	50	0			100.00%	62	138		53,791	120,031	173.821	\$	173,827.07	Operating	
													\$	17,382.71	Reserve
TOTAL OPERATING REVENUE	157,045	156,444													
OPERATING EXPENSES															
50000 LEGAL / PROFESSIONAL	0		All Legal Fees pd from conversion acct 0 (current ~\$168K)												
50060 WMA HOA DUES	33,732	33,732	Updates from WMA lab												
50015 OFFICE EXPENSE	47	200													
50040 BAD DEBT EXPENSE	5	9,100	Any more units projected to be surrendered to HOA?												
50060 LICENSES & PERMITS	550	550	Breckenridge ST Licenses												
50100 COMMUNITY MANAGEMENT-CONTRACT	22,526	22,526	Assumes no new sales												
50180 POSTAGE & DELIVERY	300	300	Annual Mailing												
50210 INSURANCE	1,800	1,800	Decreased in 2019 to account for sold units												
50240 TELEPHONE	1,553	1,600													
50300 NATURAL GAS	1,100	1,100													
50310 ELECTRIC UTILITY	6,049	7,000													
50320 REPAIR & MAINTENANCE	1,588	1,500													
50321 CARPET CLEANING	600	600													
50365 SPRING/FALL MAINTENANCE	600	1,000													
50800 HOUSEKEEPING-SPG/FALL	600	1,200													
50805 HOUSEKEEPING-WEEKLY	11,865	15,000													
51200 (GAIN)/LOSS UNIT WEEK INVENTORY	53,739	53,791	This reflects dues from 62 HOA-owned weeks												
72000 PROPERTY TAXES	6,775	6,000	Adjusted for sales												
TOTAL OPERATING EXPENSES	143,428	157,000													
NET OPERATING PROFIT (LOSS)	13,617	-555													
RESERVE REVENUE															
45000 RESERVE DUES	17,367	17,383	10% of Total Dues Collected												
45050 RESERVE INTEREST INCOME	70	75													
TOTAL RESERVE REVENUE	17,438	17,458													
RESERVE EXPENSES															
60350 WMA RESERVE ASSESSMENT	7,690	0	\$12K from Reserve Plan?												
TOTAL RESERVE EXPENSES	7,690	0													
NET RESERVE PROFIT (LOSS)	9,748	17,458													