

Bethany Proper Townhomes Owners Association
Proposed Operating Budget
2021

	2020 Budget	Actual 9/25/2020	Projected 12/31/2020	Proposed 2021 Budget
Income				
Condominium Fees	572,040	429,030	572,040	579,600
Initial Fees	0	800	800	0
Iris Court	7,840	3,920	7,840	8,000
Late Fees	0	352	352	0
Pool Passes	0	250	250	0
Total Income	579,880	434,352	581,282	587,600
Expenses				
Audit/Legal	5,500	4,975	5,500	5,500
Building Maintenance	60,000	18,023	50,000	50,000
Clerical	2,000	152	1,500	2,000
Contingency Fund	5,316	0	0	2,769
Crawl Space Maintenance	31,500	13,330	31,500	32,000
Electric	10,000	6,010	10,000	10,000
Insurance	173,300	158,473	174,288	181,600
Landscaping	15,000	4,152	15,000	15,000
Lawn Contract	62,250	47,863	63,817	63,817
Lawn Maint./Supplies	10,000	4,194	10,000	10,000
Management	33,264	22,176	33,264	33,264
Meetings	500	0	0	500
Painting	62,000	32,140	50,000	65,000
Pool Phone	550	0	550	550
Pool Furniture	1,500	0	400	1,000
Pool Payroll/Maintenance	49,000	49,200	49,400	49,400
Pool/Tennis Maintenance	12,000	12,817	20,317	12,000
Pool Sewer/Water	3,200	1,247	3,200	3,200
Pool Supplies	2,000	1,679	2,000	2,000
Taxes-Income	3,500	0	3,500	3,500
Taxes-Property	2,000	1,741	1,741	2,000
Termite/Pest Control	10,000	8,009	11,500	12,000
Travel	500	0	0	500
Tree Work	25,000	35,540	35,540	30,000
Total Expenses	579,880	421,721	573,017	587,600
Net Income	0	12,631	8,265	0

Around 12 years our board adopted CAI's recommendation of having 15% of assessments as our "working capital" fund balance

For 2021 this would be 15% of \$579,600 **86,940**

Our working capital balance at 1/1/ 2020 was **85,807** This is remarkably close