

**Centre Pointe Station
2021 Budget**

Code	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2021 Budget	2020 Budget
5110 Maintenance Fees	15,978	15,978	15,978	15,978	15,978	15,978	15,978	15,978	15,978	15,978	15,978	15,978	191,736	178,308
5210 Late Fees	25	25	25	25	25	25	25	25	25	25	25	25	300	360
5215 NSF Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5220 Collection Cost Recov	30	30	30	30	30	30	30	30	30	30	30	30	360	1,200
5240 Working Capital	18	18	18	18	18	18	18	18	18	18	18	18	216	360
5245 Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	6
5250 Laundry Income	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,800
5252 Verizon Rent	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	12,120	11,496
5255 Miscellaneous Income	10	10	10	10	10	10	10	10	10	10	10	10	120	120
5261 #104 Maint. Fee	-226	-226	-226	-226	-226	-226	-226	-226	-226	-226	-226	-226	-2,712	-2,676
5400 Transfer to Res	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-2,850	-34,200	-34,200
Total Income	14,595	14,595	14,595	14,595	14,595	14,595	14,595	14,595	14,595	14,595	14,595	14,595	175,140	162,774
7030 Management Fee	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200	13,200
7040 Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	300
7045 Legal Collections	22	22	22	22	22	22	22	22	22	22	22	22	264	2,400
7050 Bad Debt Allowance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7055 Audit Fees			400										400	400
7060 Printing / Copying	75	75	75	75	75	75	75	75	75	75	75	75	900	600
7062 Postage	22	22	22	22	22	22	22	22	22	22	22	22	264	420
7070 Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7075 License / Permits / Fees	75												75	1,200
7085 Annual Meeting	100												100	120
7090 Miscellaneous Administr.	90	90	90	90	90	90	90	90	90	90	90	90	1,080	1,200
Subtotal Administrative	1,484	1,309	1,709	1,309	1,309	1,309	1,309	1,309	1,309	1,309	1,309	1,309	16,283	19,840
7120 Income Taxes			2,991										2,991	2,000
7121 Property Taxes		800											800	650
7122 Payroll Taxes												1,100	1,100	1,200
7130 Insurance	3,335	3,335	3,335	3,335	4,435	3,335	3,335	3,335	3,335	3,335	3,335	3,335	41,120	32,000
7131 Workmans Compensation			230			230							920	1,500
Total Tax, Insurance	3,335	4,135	6,556	3,335	4,435	3,565	3,335	3,335	3,565	3,335	3,335	4,665	46,931	37,350
7230 Building / Facility Repair	600	600	600	600	600	600	600	600	600	600	600	600	7,200	6,000
7235 Painting Interior	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7240 Lighting Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	600
7250 Lighting Maintenance	36	36	36	36	36	36	36	36	36	36	36	36	432	600
7265 Elevator Contract	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,512
7266 Elevator Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7267 Fire Alarm Monitoring/Inspect	185	185	185	185	185	185	185	185	185	185	185	185	2,220	1,600
7270 Roof Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7275 Boiler Repairs	150	150	150	150	150	150	150	150	150	150	150	150	1,800	600
7280 Plumbing / Sewer Maint.	250	250	250	250	250	250	250	250	250	250	250	250	3,000	900
7284 Electrical Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	120
7290 Internet (On-site Mgr.)	89	89	89	89	89	89	89	89	89	89	89	89	1,068	0
7295 On-Site Management	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	13,500	14,000
Total Building Maintenance	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	2,835	34,020	28,932

7321 Gas	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	19,000
7322 Electric	320	320	320	320	320	320	320	320	320	320	320	320	3,840	10,000
7370 Water/Sewer	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	23,400	16,000
7376 Storm Sewer						1,250						1,200	2,450	2,400
7380 Trash Removal	515	515	515	515	515	515	515	515	515	515	515	515	6,180	5,200
Total Utilities	4,185	4,185	4,185	4,185	4,185	5,435	4,185	4,185	4,185	4,185	4,185	5,385	52,670	52,600
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2021 Budget	2020 Budget
7410 Landscape Maintenance	165	165	165	165	165	165	165	165	165	165	165	165	1,980	900
7415 Landscape Contract	340	340	340	340	340	340	340	340	340	340	340	340	4,080	2,400
7425 Tree Pruning			1,000										1,000	900
7426 Tree spraying	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7428 Flowers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7440 Sprinkler System Repairs	44	44	44	44	44	44	44	44	44	44	44	44	528	240
7460 Fence Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Landscape Maint.	549	549	1,549	549	549	549	549	549	549	549	549	549	7,588	4,440
7520 Cleaning Supplies	45	45	45	45	45	45	45	45	45	45	45	45	540	300
7521 Carpet Cleaning	195	195	195	195	195	195	195	195	195	195	195	195	2,340	1,200
7522 Laundry Equipment	50	50	50	50	50	50	50	50	50	50	50	50	600	1,800
7526 Pest Control	70	70	70	70	70	70	70	70	70	70	70	70	840	720
7610 Asphalt Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	600
7625 Ice Melt & Sand	0	0	0	0	0	0	0	0	0	0	0	0	0	120
7630 Snow Removal	1,500	1,500	1,500	1,500							1,000	1,000	8,000	6,000
Total Building and Snow	1,860	1,860	1,860	1,860	360	360	360	360	360	360	1,360	1,360	12,320	10,740
7710 Security/Intercom Maint.	0	0	0	0	0	0	0	0	0	0	0	0	0	240
7717 Telephone	290	290	290	290	290	290	290	290	290	290	290	290	3,480	2,600
7718 Cable TV (Fitness)	114	114	114	114	114	114	114	114	114	114	114	114	1,368	2,000
7721 #104 Expenses	40	40	40	40	40	40	40	40	40	40	40	40	480	600
7827 Health Club	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Recreational	444	444	444	444	444	444	444	444	444	444	444	444	5,328	5,440
Total Expenses	14,692	15,317	19,138	14,517	14,117	14,497	13,017	13,017	13,247	13,017	14,017	16,547	175,140	159,342
Cash Flow	-97	-722	-4,543	78	478	98	1,578	1,578	1,348	1,578	578	-1,952	0	3,432

Reserve Account

Beginning Balance (est.)	215,685	218,542	221,399	219,256	221,113	220,970	223,827	226,684	229,541	232,398	235,255	238,112	
9200 Transfers from Operating	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	34,200
9205 Working Capital													0
9350 Interest Income	7	7	7	7	7	7	7	7	7	7	7	7	84
Total Reserve Revenues	2,857	2,857	2,857	2,857	2,857	2,857	2,857	2,857	2,857	2,857	2,857	2,857	34,284
Major Prune			5,000										5,000
Entry doors													0
Exterior Painting													0
Electrical Upgrade													0
Intercom upgrade													0
Security Upgrades													0
Boiler Repairs				1,000	1,000								2,000
Electrical System Repair													0
Asphalt Repair					2,000								2,000
Total Reserve Disbursements	0	0	5,000	1,000	3,000	0	0	0	0	0	0	0	9,000
Net Reserve Income	2,857	2,857	-2,143	1,857	-143	2,857	2,857	2,857	2,857	2,857	2,857	2,857	25,284
Ending Balance	218,542	221,399	219,256	221,113	220,970	223,827	226,684	229,541	232,398	235,255	238,112	240,969	