

Boulevard Townhomes Association, Inc.
2021 Adopted Operating Budget
01/01/2021 - 12/31/2021

Accounts	2019 Annual Budget	2019 Actual	2020 Annual Budget	2020 Actual Through 07/31	2020 Full-Year Estimate	2021 Adopted Budget
Income						
<u>Revenues</u>						
40000 - Assessments	262,513	262,514	313,009	182,588	313,009	256,342
40001 - Prior Yr Assessment Due Result of CO	0	3,654	0	0	0	0
40005 - Reserve Income	0	0	0	0	0	75,058
40130 - Special Assessments	0	645	0	0	0	0
40220 - Capital Contributions	0	7,533	0	4,952	8,489	0
40230 - Application Fees	0	1,700	0	1,100	1,886	0
40240 - Late Fee/Interest Income - Owner	0	636	0	372	637	0
Total Revenues	262,513	276,683	313,009	189,012	324,020	331,400
Expense						
<u>Administrative Expense</u>						
50000 - Management Fees	11,147	11,147	12,299	7,174	12,299	12,668 Keystone Management
50010 - Administrative/Office Expense	2,150	3,715	3,000	2,404	4,120	4,244 Blasts, Letters, Statements
50040 - Accounting Services/CPA	350	1,245	1,570	1,144	1,144	1,178 Audit, Review
50050 - Legal/Professional Services	5,000	21,002	2,000	21,057	21,057	2,000 Attorney
50120 - Fees - Condo/Corporation	61	61	61	61	61	61 State Corporation
51000 - Insurance - Property	21,919	22,531	27,882	17,687	30,321	32,300
51010 - Insurance - General Liability	2,235	2,463	2,775	1,757	3,012	3,125
51020 - Insurance - Crime	214	214	214	125	214	300
51030 - Insurance - D&O	1,220	1,151	1,220	741	1,270	1,500
51040 - Insurance - Umbrella	934	907	934	529	907	1,100
51050 - Insurance - Workers Comp	706	656	644	376	644	750
51100 - Insurance - Flood	27,356	24,763	30,765	17,979	30,821	37,000
51200 - Insurance - Finance Charge	626	1,539	1,643	914	1,567	1,750
Total Administrative Expense	73,918	91,393	85,007	71,947	107,437	97,976
<u>Utilities</u>						
54000 - Trash	4,946	5,198	5,330	3,068	5,259	5,450
Total Utilities	4,946	5,198	5,330	3,068	5,259	5,450
<u>Grounds</u>						
55010 - Lawn Service Contract	30,000	33,300	36,600	20,800	35,657	36,000
55040 - Fertilization	3,000	5,016	6,000	2,508	4,300	5,000
55060 - Misc. Repairs/Maintenance	3,000	5,715	3,500	1,720	2,948	3,500 General Repairs
55070 - Mulch	1,125	0	1,200	0	0	0
55130 - Pest Control - Exterior	3,840	2,470	3,900	1,225	2,100	3,500
Total Grounds	40,965	46,501	51,200	26,253	45,006	48,000
<u>Building Maintenance/Operations</u>						
58000 - Pressure Cleaning	2,000	0	3,000	0	0	0
Total Building Maintenance/Operations	2,000	0	3,000	0	0	0
<u>Miscellaneous/Contingency</u>						

Notes:

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50130 - Dues: Master Association	68,634	68,634	78,288	45,668	78,288	89,916
60500 - Contingency	10,000	1,155	15,000	299	512	15,000
60510 - GHO Admin	0	0	2,000	0		Remove Item from budget
60520 - Blvd Village Inc. Admin	0	0	2,000	0		Remove Item from budget
Total Miscellaneous/Contingency	78,634	69,789	97,288	45,967	78,800	104,916
Reserves						
73001 - Ext Painting Reserve Transfer	21,656	21,656	23,878	13,929	23,878	23,878
73101 - Pavement Reserve Transfer	500	500	500	292	500	500
73201 - Railings Reserve Transfer	500	500	500	292	500	500
73301 - Roof - Shingles Reserve Transfer	37,212	37,212	41,624	24,281	41,624	45,000
73401 - Roof - Metal Reserve Transfer	2,182	2,182	2,182	1,273	2,182	2,680
73501 - Resv Study Reserve Transfer	0	0	2,500	1,458	2,500	2,500
Total Reserves	62,050	62,050	71,184	41,524	71,184	75,058
Total Expense	262,513	274,932	313,009	188,759	307,685	331,400

Notes:

	# of Units	Modifier	2020 Quarterly Assessments	2021 Quarterly Assessments
Regular Size Unit Quarterly Assessment	42	1.0	\$ 1,185.64	\$ 1,255
Medium Size Unit Quarterly Assessment	9	1.33	\$ 1,580.85	\$ 1,674
Large Size Unit Quarterly Assessment	8	1.5	\$ 1,778.46	\$ 1,883

Unit Breakdown by Lot #		
Regular Size Units		
1 - 16, 41 - 66		
Medium Size Units		
23, 24, 25, 27, 28, 29, 37, 38, 39		
Large Size Units		
17, 18, 19, 21, 31, 32, 33, 35		
Number of Buildings.....		
3 units	3	3
4 units	5	5
6 units	6	6
Total	14	14

Please keep with annual worksheet