

**Tradition Community Association, Inc.**  
**2021 Approved Budget for the period of**  
**January 1, 2021 through December 31, 2021**

Description	2020 Approved	2021 Approved
Assessments Effective 01/01/21		
<b>Revenues</b>		
400100 Maintenance Fees	1,097,411	1,196,640
400400 Late Fees	110,400	110,400
401110 Interest Income - Collections	12,000	12,000
401111 Bank Interest Income	0	0
400840 Event Income	0	252,000
420111 DRC Review Fees	21,000	63,000
Offset Revenue from Surplus	0	336,000
420150 Cable/Internet/Alarm Reimbursement	8,303,524	9,788,784
420900 Miscellaneous Income	0	0
<b>Total Revenues</b>	<b>9,544,335</b>	<b>11,758,824</b>
<b>Administrative Expenses</b>		
520110 Printing & Postage	28,300	118,500
520119 Office Expenses	38,400	42,000
520124 Office Equipment - Lease	2,400	2,400
520131 Web Site	2,340	2,340
530100 Audit / Tax Preparation	6,360	6,840
530110 Legal - General Matters	48,000	48,000
530111 Legal - Collection Matters	2,400	4,800
540110 Dues, Licenses & Subscriptions	840	1,200
540150 Bad Debt Expense	24,000	24,000
<b>Total Administrative Expenses</b>	<b>153,040</b>	<b>250,080</b>
<b>Insurance</b>		
510100 Insurance	65,040	77,748
<b>Total Insurance</b>	<b>65,040</b>	<b>77,748</b>
<b>Contract Services</b>		
555100 Office Personnel	151,001	198,912
555200 Maintenance Personnel	41,966	88,140
555705 Security Patrol	80,400	80,112
600000 Management Service Contract	71,400	103,212
700100 Lawn Maintenance	213,000	219,396
700132 Landscape Extras	20,400	20,400
700210 Tree Trimming	72,156	66,000
701000 Irrigation Contract	7,200	2,400
707040 Janitorial Contract	30,600	34,200
Ebike Service Contract	0	10,800
712500 IWV Maintenance Contract	16,800	9,600
<b>Total Contract Services</b>	<b>704,923</b>	<b>833,172</b>
<b>Events</b>		
702150 Holiday Events - Contracts	70,008	78,000
713019 Events	42,000	452,400
<b>Total Events</b>	<b>112,008</b>	<b>530,400</b>

**Board Approved 2021  
Budget**

DocuSigned by:



10886200007498  
 President, Tony Palumbo  
 11/25/2020

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<b>Repairs &amp; Maintenance</b>			
702000	Misc Operations, Repair	75,000	60,000
702010	Supplies	0	48,000
702015	Repairs & Maintenance - Dog Park	6,000	4,800
702026	Street & Gutter Repair & Cleaning	21,000	24,000
702065	Repairs & Maintenance - Equipment	1,200	1,200
702072	Repairs & Maintenance - Plumbing	1,200	1,200
702080	Repairs & Maintenance Street Lights	12,000	6,000
702098	Street Cleaning	4,800	0
702110	Signage	6,000	12,000
702178	Pest Control	6,600	6,600
702402	Painting	8,400	8,400
703000	IWF Maintenance	1,200	1,200
710009	Clubhouse Architect Fees	0	0
713443	Flags	3,000	3,000
	<b>Total Repairs &amp; Maintenance</b>	<b>146,400</b>	<b>176,400</b>
<b>Utilities</b>			
705010	Electricity	9,600	39,600
705030	Water & Sewer	15,060	24,000
705042	Irrigation Water Supply	31,200	23,400
705050	Cable, Internet & Alarm (Pass Thru)	8,303,524	9,788,784
705060	Trash Removal	2,700	14,400
705070	Telephone	840	840
	<b>Total Utilities</b>	<b>8,362,924</b>	<b>9,891,024</b>
	<b>Total Expenses</b>	<b>9,544,335</b>	<b>11,758,824</b>
	<b>Net Income (Loss)</b>	<b>0</b>	<b>0</b>

**Board Approved 2021**  
**Budget**

DocuSigned by:

*Tony Palumbo*10B062D8D6A7400...  


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President, Tony Palumbo

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Tradition Community Association, Inc. Approved Maintenance Assessments Effective January 1, 2021	2020 Approved	2021 Approved
Budget Expenses less Bluestream Passthru	\$ 1,240,811.00	\$ 1,970,040.00
Less All other Income Sources	\$ 143,400.00	\$ 773,400.00
Required Assessment Revenue	<u>\$ 1,097,411.00</u>	<u>\$ 1,196,640.00</u>
Total Unit Count		
Builder Lots	1086	1020
Residents	4178	4700
<b>TOTAL</b>	<u><b>5264</b></u>	<u><b>5720</b></u>
2021 Monthly Assessment = (Revenue ÷ Units ÷ 12 months)	\$ 17.38	\$ 17.44
Annual Bluestream Pass Through - Monthly Amount	\$ 165.62	\$ 173.56
<b>TOTAL 2021 Monthly Assessment w/ Pass Through</b>	<u><b>\$ 183.00</b></u>	<u><b>\$ 191.00</b></u>