

Sunset Ridge Townhouse - 2021 Budget														Budget
GL Code	Account	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
5110	Member Fees (\$300)	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	756,000
5210	Late Fees	83	83	83	83	83	83	83	83	83	83	83	83	996
5215	NSF Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
5220	Collection Cost Recovery	273	273	273	273	273	273	273	273	273	273	273	273	3,276
5245	Interest Income	1	1	1	1	1	1	1	1	1	1	1	1	12
5248	Bad Debt Recovery	0	0	0	0	0	0	0	0	0	0	0	0	0
5255	Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0	0	0
5300	Denver Water Rebate	0	0	0	0	0	0	0	0	0	0	0	0	0
5440	Reserve Loan Transfer	0	0	0	0	0	0	0	0	0	0	0	0	0
5450	Transfers to Reserves	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(20,154)	(241,851)
	Total Receipts	43,203	43,203	43,203	43,203	43,203	43,203	43,203	43,203	43,203	43,203	43,203	43,203	518,433
7030	Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
7040	Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
7045	Legal Collections	536	536	536	536	536	536	536	536	536	536	536	536	6,432
7055	Audit Fees	0	50	0	0	0	350	0	0	0	0	0	0	400
7060	Printing & Copying	22	22	22	22	22	22	22	22	22	22	22	22	264
7062	Postage	35	35	35	35	35	35	35	35	35	35	35	40	425
7065	Web Site	0	0	0	0	0	0	0	0	0	0	0	0	0
7075	License, Permits, Dues	0	0	0	0	0	0	0	0	0	0	0	0	0
7080	Newsletter	0	0	0	0	0	0	0	0	0	0	0	0	0
7085	Annual Meeting	0	0	0	0	0	0	0	0	0	0	0	0	0
7086	Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
7090	Miscellaneous Administrative	118	118	118	118	118	118	118	118	118	118	118	118	1,416
	Total Administrative	2,711	2,761	2,711	2,711	2,711	3,061	2,711	2,711	2,711	2,711	2,711	2,716	32,937
7130	Insurance - D&O	0	0	0	0	0	0	0	0	0	1,504	0	0	1,504
7131	Insurance - Hazard	10,760	21,520	21,520	10,760	0	0	10,760	10,760	10,760	10,760	10,760	10,760	129,120
7132	Insurance - Umbrella	0	0	0	0	0	0	0	0	0	2,995	0	0	2,995
7133	Insurance - Crime	0	0	0	0	0	0	0	0	0	860	0	0	860
	Total Tax and Insurance	10,760	21,520	21,520	10,760	0	0	10,760	10,760	10,760	16,119	10,760	10,760	134,479

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GL Code	Account	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Budget Total
7230	Building and Facility Repair	543	543	543	543	543	543	543	543	543	543	543	543	6,516
7240	Lighting Supplies	10	10	10	10	10	10	10	10	10	10	10	10	120
7250	Light Maintenance	525	525	525	525	525	525	525	525	525	525	525	525	6,300
7258	Brick Repair	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7270	Roof/Gutter Repair	517	517	517	517	517	517	517	517	517	517	517	517	6,204
7280	Plumbing & Sewer Maintenance	392	392	392	392	392	392	392	392	392	392	392	392	4,704
7290	Other Building Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Building Maintenance	2,237	2,237	2,237	2,237	2,237	2,237	2,237	2,237	2,237	2,237	2,237	2,237	26,844
7320	Gas & Electric	153	174	163	150	159	323	187	187	187	187	187	187	2,246
7370	Water	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	7,271	87,252
7371	Sewer	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203	6,203	74,436
	Total Utilities	13,627	13,648	13,637	13,624	13,633	13,797	13,661	13,661	13,661	13,661	13,661	13,661	163,934
7410	Landscape Maintenance	170	170	170	170	170	170	170	170	170	170	170	170	2,040
7415	Landscape Contract	4,000	4,000	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	54,000
7425	Trees & Shrubs	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
7430	Tree & Shrubs Install	350	350	350	350	350	350	350	350	350	350	350	350	4,200
7440	Sprinkler System Repair	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
7460	Fence Repairs	350	350	350	350	350	350	350	350	350	350	350	350	4,200
	Total Landscape Maintenance	7,870	7,870	8,470	8,470	8,470	8,470	8,470	8,470	8,470	8,470	8,470	8,470	100,440
7515	Concrete Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
7615	Asphalt Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
7630	Snow Removal	4,865	0	23,040	2,744	0	2,708	0	0	0	0	0	21,643	55,000
	Total Snow/Road Maintenance	5,065	200	23,240	2,944	200	2,908	200	200	200	200	200	21,843	57,400
7830	Tennis Court Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
	Total Recreational Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400
	Total Expenses	42,470	48,436	72,016	40,945	27,451	30,673	38,239	38,239	38,239	43,598	38,239	59,887	518,433
	Net Operating Income	733	(5,233)	(28,813)	2,257	15,751	12,530	4,964	4,964	4,964	(395)	4,964	(16,684)	0

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Reserves														
9200	Transfers from Operating	20,154	20,154	20,154	20,154	20,154	20,154	20,154	20,154	20,154	20,154	20,154	20,154	241,851
9205	Reserve Loan	0	0	0	0	0	0	0	0	0	0	0	0	0
9215	Hail Claim	0	0	0	0	0	0	0	0	0	0	0	0	0
9350	Interest	346	346	346	346	346	346	346	346	346	346	346	346	4,152
	Total Income	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	246,003
9500	Roof & Gutters	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000
	Gutter Replacement	667	667	667	667	667	667	667	667	667	667	667	667	8,000
9502	Loan Payment	0	0	0	0	0	0	0	0	0	0	0	0	0
	Siding	833	833	833	833	833	833	833	833	833	833	833	833	10,000
9510	Painting	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	5,583	67,000
9520	Roads & Asphalt (Annual Sections)	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
9540	Concrete & Asphalt (Long Term)	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
	Front Stoops	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
	Perimeter Fence, Columns, Toppers	417	417	417	417	417	417	417	417	417	417	417	417	5,000
9555	Landscaping	0	0	0	0	0	0	0	0	0	0	0	0	0
9556	Trees	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
9557	Sprinkler Controls	0	0	0	0	0	0	0	0	0	0	0	0	0
9558	Recreation	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Expenses	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	246,000
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	3