

CUMBERLAND TRACE

126 Units

JANUARY 1, 2021- DECEMBER 31, 2021 APPROVED BUDGET

| ACCT | REVENUE | 2020 ANNUAL | 2021 APPROVED ANNUAL | 2021 APPROVED MONTHLY |
|-------------|---------------------------------------|------------------------|-------------------------------------|--------------------------------------|
| 4010 | Unit Maintenance Fees | \$241,920 | \$241,920 | \$20,160 |
| 4200 | Water Reimbursement Income | \$90,936 | \$93,300 | \$7,775 |
| | TOTAL REVENUE | \$332,856 | \$335,220 | \$27,935 |
| | OPERATING EXPENSES | | | |
| 5010 | Miscellaneous Administrative | \$2,500 | \$2,900 | \$242 |
| 5020 | Archive Records Storage (15) | \$630 | \$675 | \$56 |
| 5030 | Lock Box Fee | \$945 | \$945 | \$79 |
| 5035 | Web-Site | \$400 | \$400 | \$33 |
| 5200 | Pest Control / Bats | \$5,508 | \$5,508 | \$459 |
| 5300 | Insurance | \$5,728 | \$6,148 | \$512 |
| 5400 | Landscaping Contract | \$41,100 | \$42,333 | \$3,528 |
| 5410 | Grounds/Other/Mulch | \$1,500 | \$6,000 | \$500 |
| 5420 | Irrigation | \$1,000 | \$3,200 | \$267 |
| 5430 | Tree Trimming | \$5,000 | \$5,400 | \$450 |
| 5450 | Landscaping Replacement | \$3,000 | \$3,000 | \$250 |
| 5600 | Fees to Division | \$70 | \$70 | \$6 |
| 5610 | Permits & Licenses | \$200 | \$175 | \$15 |
| 5615 | Pool Permit | \$175 | \$175 | \$15 |
| 5800 | Management Fee | \$18,144 | \$18,144 | \$1,512 |
| 5900 | Legal Services | \$2,000 | \$1,500 | \$125 |
| 5910 | Audit & Accounting / Tax Return | \$375 | \$325 | \$27 |
| 5950 | Bad Debt Expense | \$6,000 | \$6,000 | \$500 |
| 6100 | Building Maintenance/Misc Maintenance | \$6,600 | \$8,000 | \$667 |
| 6110 | Common Area Maintenance | \$0 | \$4,000 | \$333 |
| 6150 | Pressure Washing | \$4,650 | \$9,600 | \$800 |
| 6165 | Lake/Pond Maintenance | \$1,320 | \$1,320 | \$110 |
| 6200 | Pool Contract | \$5,700 | \$6,600 | \$550 |
| 6210 | Pool Repairs | \$1,500 | \$1,500 | \$125 |
| 6220 | Pool Cabana / Janitorial | \$4,500 | \$6,225 | \$519 |
| 7000 | Utilities - Electric | \$7,800 | \$8,400 | \$700 |
| 7001 | Utilities - Water & Sewer | \$60,000 | \$92,000 | \$7,667 |
| 7005 | Utilities - Trash Removal | \$28,000 | \$28,000 | \$2,333 |
| 7007 | Cable | \$1,671 | \$1,746 | \$146 |
| 8000 | Operating Contingency | \$1,500 | \$1,500 | \$125 |
| | TOTAL OPERATING EXPENSES | \$217,516 | \$271,789 | \$22,649 |
| | RESERVES | | | |
| 9020 | Reserves - Painting | \$0 | \$1,356 | \$113 |
| 9020 | Reserves - Streets & Pavement | \$5,218 | \$5,218 | \$435 |
| 9030 | Reserves - Roofing | \$89,056 | \$25,409 | \$2,117 |
| 9045 | Reserves - Pool | \$1,633 | \$1,633 | \$136 |
| 9050 | Reserves - Fencing | \$0 | \$1,184 | \$99 |
| | Reserves - Landscape/Gutters | \$0 | \$21 | \$2 |
| 9100 | Reserves - Deferred Maintenance | \$19,433 | \$28,610 | \$2,384 |
| | TOTAL RESERVES | \$115,340 | \$63,431 | \$5,286 |
| | TOTAL EXPENSES | \$332,856 | \$335,220 | \$27,935 |
| | | | | \$0 |

APPROVED 11/19 20 FEES FOR 2021

\$160.00

**RESERVE ANALYSIS
CUMBERLAND TRACE
JANUARY 1, 2021 - DECEMBER 31, 2021**

| RESERVES | Current Replacement cost | Current Reserves 1/1/2021 | Expected Life Yrs. | Remaining Life Yrs | Unreserved Amounts | 2021 Fully Funded Annual Reserves | 2021 Actual Budgeted Amount |
|---------------------------------|---------------------------------|----------------------------------|---------------------------|---------------------------|---------------------------|--|------------------------------------|
| Reserves - Painting | \$119,000 | \$98,218 | 8 | 5 | \$20,782 | \$4,156 | \$1,356 |
| Reserves - Paving | \$150,000 | \$66,510 | 25 | 16 | \$83,490 | \$5,218 | \$5,218 |
| Reserves - Roofing | \$500,000 | \$17,230 | 20 | 19 | \$482,770 | \$25,409 | \$25,409 |
| Reserves - Pool | \$40,000 | \$25,305 | 15 | 9 | \$14,695 | \$1,633 | \$1,633 |
| Reserves - Fencing | \$36,000 | \$2,845 | 30 | 28 | \$33,155 | \$1,184 | \$1,184 |
| Landscape/Gutters Project | \$22,000 | \$21,666 | 20 | 16 | \$334 | \$21 | \$21 |
| Reserves - Deferred Maintenance | | \$50,431 | | | | \$28,610 | \$28,610 |
| <u>TOTALS</u> | <u>\$867,000</u> | <u>\$282,205</u> | | | <u>\$635,226</u> | <u>\$66,231</u> | <u>\$63,431</u> |