

GREENCASLE MANOR II  
APPROVED 2021 BUDGET

AUDIT	AUDIT	AUDIT	AUDIT			6 MONTHS	APPROVED	APPROVED
2016	2017	2018	2019			ACTUAL	BUDGET	BUDGET
				Acct.	Revenues:	2020		2021
					<b>Assessments</b>			
\$ 285,120.00	\$ 285,120.00	\$ 304,480.00	\$ 306,240.00	41040	Condominium Fees	\$ 167,935.01	\$ 316,800.00	\$ 316,800.00
\$ 1,990.00	\$ 2,020.00	\$ 2,106.00	\$ 2,180.00	41400	Late Fees	\$ 945.00	\$ 2,000.00	\$ 2,000.00
\$ 6,999.75	\$ 4,230.00	\$ 7,395.57	\$ 5,354.61	41440	Legal Fees	\$ 5,805.97	\$ 3,500.00	\$ 3,500.00
\$ -	\$ 820.00	\$ 1,326.00	\$ 1,280.77	41500	Repairs/Supplies Fees	\$ 355.00	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	43510	Bad Debt Recovery		\$ -	\$ -
\$ 3,070.00	\$ 26,102.00	\$ 3,569.91	\$ 590.00	41560	Miscellaneous Fees	\$ 3,195.00	\$ 2,000.00	\$ 2,000.00
			\$ 5,000.00	41590	Insurance Deductible			
\$ 297,179.75	\$ 318,292.00	\$ 318,877.48	\$ 320,645.38		Total Mbr. Assessmts.	\$ 178,235.98	\$ 324,300.00	\$ 324,300.00
					<b>Other Revenue:</b>			
\$ 4,404.49	\$ 5,316.00	\$ 6,453.64	\$ 7,248.61	43020	Interest Revenue	\$ 2,129.08	\$ 6,500.00	\$ 3,000.00
			\$ 100.00	43920	NSF Cost	\$ (50.00)		
		\$ (50.00)		48140	Resale Package			
\$ 4,404.49	\$ 5,316.00	\$ 6,403.64	\$ 7,348.61		Total Other Revenue	\$ 2,079.08	\$ 6,500.00	\$ 3,000.00
\$ 301,584.24	\$ 323,608.00	\$ 325,281.12	\$ 327,993.99		<b>TOTAL REVENUES:</b>	\$ 180,315.06	\$ 330,800.00	\$ 327,300.00
					<b>Expenses:</b>			
					<b>Administrative</b>			
\$ 22,218.00	\$ 23,000.00	\$ 26,485.08	\$ 31,680.00	50020	Management Fees	\$ 18,000.00	\$ 36,000.00	\$ 40,000.00
\$ 7,043.50	\$ 6,151.00	\$ 7,766.75	\$ 5,679.61	50040	Legal Fees	\$ 4,891.50	\$ 7,000.00	\$ 7,000.00
\$ 2,390.00	\$ 2,495.00	\$ 2,495.00	\$ 3,325.00	50060	Audit/Tax Prep.	\$ 150.00	\$ 2,775.00	\$ 3,000.00
\$ 3,629.65	\$ 4,335.00	\$ 4,354.26	\$ 4,583.45	50120	Postage/Printing	\$ 1,078.25	\$ 4,000.00	\$ 4,500.00
\$ 1,760.00	\$ 3,520.00	\$ 3,520.00	\$ 3,520.00	50190	Community Inspections	\$ 4,224.00	\$ 4,224.00	\$ 4,224.00
\$ 3,485.04	\$ 3,485.00	\$ -	\$ -	50240	EDP-Billing	\$ -	\$ -	\$ -
\$ 2,379.09	\$ 2,212.00	\$ -	\$ 35.00	50380	Bank Charges	\$ -	\$ 100.00	\$ 100.00
\$ 880.00	\$ 880.00	\$ 880.00	\$ 880.00	50590	Montg. Co. Assess.	\$ -	\$ 880.00	\$ 880.00
\$ -	\$ 3,401.00	\$ 6,550.00		50600	Insurance Loss	\$ 5,000.00	\$ 2,000.00	\$ 5,000.00
\$ 1,250.00	\$ -	\$ -	\$ -	50620	Engineering Study	\$ -	\$ -	\$ 2,000.00
		\$ 6,689.51	\$ 6,213.78	50710	Community Activities	\$ -	\$ 5,000.00	\$ -
		\$ 200.00		50830	Website	\$ 400.00	\$ 500.00	\$ 1,000.00
	\$ 1,542.00	\$ -	\$ -	50860	FHA Approval	\$ -	\$ -	\$ -
\$ 8,834.89	\$ 28,095.00	\$ 17,542.56	\$ 7,652.62	50960	Bad Debt Expense	\$ -	\$ 1,000.00	\$ 1,000.00
\$ 442.88	\$ 1,370.00	\$ 1,918.20	\$ 3,080.21	50980	Miscellaneous	\$ 395.00	\$ 1,000.00	\$ 1,000.00
\$ 54,313.05	\$ 80,486.00	\$ 78,401.36	\$ 66,649.67		Total Administrative	\$ 34,138.75	\$ 64,479.00	\$ 69,704.00
					<b>Utilities</b>			
\$ 15,959.85	\$ 17,568.00	\$ 16,643.23	\$ 16,919.85	51020	Electricity	\$ 8,441.86	\$ 18,000.00	\$ 17,000.00
\$ 15,959.85	\$ 17,568.00	\$ 16,643.23	\$ 16,919.85		Total Utilities	\$ 8,441.86	\$ 18,000.00	\$ 17,000.00
					<b>Contracted Services</b>			
\$ 13,858.95	\$ 13,670.00	\$ 16,149.86	\$ 13,559.24	52020	Trash	\$ 6,552.12	\$ 16,500.00	\$ 16,500.00
\$ 36,750.00	\$ 31,450.00	\$ 39,745.00	\$ 40,937.40	52040	Grounds/Landscaping	\$ 17,106.20	\$ 41,000.00	\$ 42,765.00
\$ 36,010.86	\$ 29,390.00	\$ 34,237.09	\$ 35,828.02	52280	Security	\$ 18,439.97	\$ 32,825.00	\$ 25,662.00
\$ 4,507.43	\$ 12,450.00	\$ 15,555.61	\$ 16,906.61	52300	Cleaning	\$ 7,660.54	\$ 18,285.00	\$ 18,285.00
\$ 44,285.00	\$ 11,768.00	\$ 15,938.25	\$ 23,094.50	52320	Snow Removal	\$ 2,146.00	\$ 31,000.00	\$ 25,000.00
\$ 135,412.24	\$ 98,728.00	\$ 121,625.81	\$ 130,325.77		Total Contracted Serv.	\$ 51,904.83	\$ 139,610.00	\$ 128,212.00
					<b>Maintenance Repairs</b>			
\$ 7,042.50	\$ 9,685.00	\$ 20,368.00	\$ 18,141.00	53260	Grounds/Landscaping	\$ 2,425.00	\$ 12,280.00	\$ 12,280.00
\$ 7,000.00	\$ 4,450.00	\$ 7,425.00	\$ 8,790.00	53280	Tree Care	\$ 2,790.00	\$ 5,000.00	\$ 5,000.00
	\$ 916.00	\$ 4,068.14	\$ 3,686.19	53340	Dog waste Station	\$ 1,975.71	\$ 4,000.00	\$ 4,000.00
\$ -	\$ -	\$ -	\$ -	53360	Exterminating	\$ -	\$ 400.00	\$ 400.00
\$ 3,639.32	\$ 2,261.00	\$ 4,901.00	\$ 9,993.77	53420	General Repairs	\$ 4,470.00	\$ 5,000.00	\$ 7,500.00

AUDIT 2016	AUDIT 2017	AUDIT 2018	AUDIT 2019			6 MONTHS ACTUAL	APPROVED BUDGET 2020	APPROVED BUDGET 2021
	\$ 140.00	\$ -	\$ -	53850	Signs	\$ -	\$ -	\$ -
\$ 17,681.82	\$ 17,452.00	\$ 36,762.14	\$ 40,610.96		Total Maintenace Rep.	\$ 11,660.71	\$ 26,680.00	\$ 29,180.00
					<b>Insurance, Taxes</b>			
\$ 42,432.35	\$ 45,183.00	\$ 46,527.24	\$ 47,817.85	59100	Insurance	\$ 16,016.10	\$ 48,464.00	\$ 49,637.00
\$ (406.00)	\$ -	\$ -	\$ -	59200	Ins. Workers Comp.	\$ -	\$ -	\$ -
\$ 592.00	\$ 1,384.00	\$ 1,243.00	\$ 1,345.00	59300	Corp. Income Tax	\$ 1,680.00	\$ 1,500.00	\$ 1,500.00
\$ 42,618.35	\$ 46,567.00	\$ 47,770.24	\$ 49,162.85		Total Insurance, Taxes	\$ 17,696.10	\$ 49,964.00	\$ 51,137.00
					<b>Replacement Reserves</b>			
\$ 1,567.00	\$ 1,555.00	\$ 1,567.00	\$ 1,537.00	63110	Replacmnt. Reserves	\$ 1,567.00	\$ 1,567.00	\$ 1,567.00
\$ 15,600.00	\$ 15,600.00	\$ 15,600.00	\$ 15,600.00	63180	Reserve Parking Lot	\$ 2,049.00	\$ 15,600.00	\$ 15,600.00
\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	63200	Reserve Sidewalks	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	63210	Reserve Curbs	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	63290	Reserve Structure	\$ 8,016.00	\$ 10,500.00	\$ 10,500.00
\$ 17,000.00	\$ -	\$ -	\$ -	63980	Reserve Deficit	\$ -		
\$ 49,067.00	\$ 32,055.00	\$ 32,067.00	\$ 32,037.00		Total Reserves	\$ 16,032.00	\$ 32,067.00	\$ 32,067.00
\$ 315,052.31	\$ 292,856.00	\$ 333,269.78	\$ 335,706.10		<b>TOTAL EXP. &amp; RES.</b>	\$ 139,874.25	\$ 330,800.00	\$ 327,300.00
\$ (13,468.07)	\$ 30,752.00	\$ (7,988.66)	\$ (7,712.11)		<b>NET INCOME/(LOSS)</b>	\$ 40,440.81	\$ -	\$ -