

**500 MARKET STREET COA****2022 Budget**

	2020 Actual	2021 Budget	2021 Actual	2022 Budget
<b>Account Name</b>				
<b>Income</b>				
HOA Assessment	71,767	72,720	73,291	76,320
Special Assessment- Roof Replacement	-	-	62,500	100,000
Late Fee	280	-	280	-
Interest Reserve Account	9	-	21	-
<b>Total Operating Income</b>	<b>72,056</b>	<b>72,720</b>	<b>136,092</b>	<b>176,320</b>
<b>Expense</b>				
Administration				
Admin Misc. & Bank Fees	23	100	-	100
Audit/Tax Returns	-	350	360	370
Insurance	8,815	8,339	6,431	9,000
Legal	-	1,000	560	1,000
Management Contract Fee	8,000	8,000	8,000	8,000
Master Assoc. HOA Dues	2,300	2,300	2,300	2,530
Postage and Printing	-	100	-	100
Reserve Study	-	-	3,600	-
<b>Total Administration</b>	<b>19,138</b>	<b>20,189</b>	<b>21,251</b>	<b>21,100</b>
Grounds				
Landscape Contract	8,280	7,128	7,128	7,342
Mulch & Added Services	-	2,050	500	2,112
<b>Total Grounds</b>	<b>8,280</b>	<b>9,178</b>	<b>7,628</b>	<b>9,454</b>
Maintenance				
Building Maintenance	3,917	5,000	8,135	6,180
Roof Replacement	-	-	262	85,000
Carpet Cleaning	-	380	380	380
Cleaning Services	4,260	4,400	4,260	4,532
Common Area Improvements	225	750	481	750
Elevator	4,493	4,675	4,798	4,815
Elevator Repair	1,068	9,000	6,323	2,000
HVAC	250	250	11,050	250
Pest Control/Termite	1,125	1,425	1,425	1,500
<b>Total Maintenance</b>	<b>15,338</b>	<b>25,880</b>	<b>37,114</b>	<b>105,407</b>
Utilities				
Electric	3,597	4,000	3,744	4,200
Phone	1,764	1,080	1,189	1,368
FA Alarm Monitoring	6,309	2,000	-	720
FA Alarm Inspections	-	-	150	1,050
FA Alarm Repairs	-	-	4,609	2,000
Trash Removal	1,883	2,000	2,044	2,100
Water & Sewer	8,519	8,000	8,974	9,000
<b>Total Utilities</b>	<b>22,072</b>	<b>17,080</b>	<b>20,711</b>	<b>20,438</b>
<b>Total Expense</b>	<b>64,829</b>	<b>72,327</b>	<b>86,704</b>	<b>156,399</b>
Total Income	72,056	72,720	136,092	176,320
Total Expense	64,829	72,327	86,704	156,399
<b>Net Operating Income</b>	<b>7,228</b>	<b>393</b>	<b>49,388</b>	<b>19,921</b>