

Beaucatcher House

Monthly and Annual Budgets 2020

| Annual | Jan 20 | Feb 20 | Mar 20 | Apr 20 | May 20 | Jun 20 | Jul 20 | Aug 20 | Sep 20 | Oct 20 | Nov 20 | Dec 20 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|

Revenues

| | | | | | | | | | | | | | |
|---------------------------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Membership Dues | 448,476.00 | 35,878.00 | 35,878.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 | 37,672.00 |
| Discounts on purchases | | | | | | | | | | | | | |
| Interest Income | | | | | | | | | | | | | |
| Interest received on late payments | | | | | | | | | | | | | |
| Late Fees | 960.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 | 80.00 |
| Storage Unit Rent | 6,000.00 | 6,000.00 | | | | | | | | | | | |
| Charter New Communications Income *** | 2,623.00 | 219.00 | 219.00 | 218.00 | 218.00 | 219.00 | 219.00 | 218.00 | 219.00 | 219.00 | 218.00 | 219.00 | 218.00 |
| Move In Fees | | | | | | | | | | | | | |
| Pet (Annual Fee) | | | | | | | | | | | | | |
| Front Door Keys | | | | | | | | | | | | | |
| Other Income | | | | | | | | | | | | | |
| Total - Revenues | 458,059.00 | 42,177.00 | 36,177.00 | 37,970.00 | 37,970.00 | 37,971.00 | 37,971.00 | 37,970.00 | 37,971.00 | 37,971.00 | 37,970.00 | 37,971.00 | 37,970.00 |

Expenses

| | | | | | | | | | | | | | |
|-----------------------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Bad Debt Expense | | | | | | | | | | | | | |
| Accounting | | | | | | | | | | | | | |
| Beaucatcher Social Expense | 350.00 | | | | | | | | | | | | 350.00 |
| Bank Fees | 30.00 | | | | | | | | | | 30.00 | | |
| Legal | 5,500.00 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.37 |
| Pool Permits | 250.00 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.87 |
| Sprinkler System Inspection | 2,500.00 | | | | 2,500.00 | | | | | | | | |
| Alarm System Inspection | 250.00 | | | | | | 250.00 | | | | | | |
| Fire Pump Test | 832.00 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.33 | 69.37 |
| State Elevator Inspection | 525.00 | | | | | | 525.00 | | | | | | |
| Pest Control | 1,232.00 | 136.00 | 86.00 | 86.00 | 136.00 | 86.00 | 86.00 | 136.00 | 86.00 | 86.00 | 136.00 | 86.00 | 86.00 |
| Insurance Package | 18,938.00 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.17 | 1,578.13 |
| D&O | 3,119.00 | 1,239.00 | | 376.00 | | 376.00 | | 376.00 | 376.00 | 376.00 | | | |
| Workmans Comp | 550.00 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.83 | 45.87 |
| Grounds - Other | 5,200.00 | | | 2,500.00 | 2,500.00 | | | | | 200.00 | | | |

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|--|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Alarm Repairs | | | | | | | | | | | | | |
| Fire Watch Expense | | | | | | | | | | | | | |
| Security Cameras | 500.00 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.63 |
| Annual Meeting Expense | 1,500.00 | 1,500.00 | | | | | | | | | | | |
| Common Area Maintenance | 40,000.00 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.33 | 3,333.37 |
| House Keeping Contract | 21,600.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 | 1,800.00 |
| Elevator Maintenance | 9,828.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 | 819.00 |
| Fire Sprinkler Maintenance | 2,800.00 | | | | | | | 2,300.00 | | | 500.00 | | |
| Fire Extinguishers | 700.00 | 700.00 | | | | | | | | | | | |
| Fire Marshall Inspection | 400.00 | | | | | | 400.00 | | | | | | |
| Sprinkler Repairs | 3,000.00 | | | | | | | | 3,000.00 | | | | |
| Landscpaing Contract | 15,228.00 | 1,125.00 | 1,125.00 | 1,125.00 | 1,317.00 | 1,317.00 | 1,317.00 | 1,317.00 | 1,317.00 | 1,317.00 | 1,317.00 | 1,317.00 | 1,317.00 |
| Pool Maintenance | 11,100.00 | 500.00 | | | 2,124.00 | 1,619.00 | 1,619.00 | 1,619.00 | 1,619.00 | 500.00 | 500.00 | 500.00 | 500.00 |
| Pool Monitoring | | | | | | | | | | | | | |
| Community HVAC Maintenance | 3,371.00 | | | 843.00 | | | 843.00 | | | 843.00 | | | 842.00 |
| Management Fees | 50,736.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 | 4,228.00 |
| Tax Prep & Audit | 450.00 | | | 450.00 | | | | | | | | | |
| Website | | | | | | | | | | | | | |
| Construction Issues | | | | | | | | | | | | | |
| Postage/Delivery | 1,800.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 | 150.00 |
| Office Expenses | 1,000.00 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.37 |
| Maintenance Personnel | | | | | | | | | | | | | |
| Utilities - Electricity | 25,621.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,135.00 | 2,136.00 |
| Utilities - Telephone | 3,300.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 | 275.00 |
| Utilities - Water/Sewer | 24,000.00 | 4,000.00 | | 4,000.00 | | 4,000.00 | | 4,000.00 | | 4,000.00 | | 4,000.00 | |
| Utilities - Storm Water Service | 2,500.00 | | | | | | 1,250.00 | | | | | | 1,250.00 |
| Utilities - Waste Disposal | 16,452.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 | 1,371.00 |
| Utilities - Cable/Internet ***SEE NOTES!!!** | 2,904.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 | 242.00 |
| Utilities - Propane Gas | 13,000.00 | 1,600.00 | 1,500.00 | 1,100.00 | 900.00 | 900.00 | 800.00 | 700.00 | 500.00 | 900.00 | 1,150.00 | 1,450.00 | 1,500.00 |
| Utilities - Fire Alarm Monitor | 1,260.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 | 105.00 |
| Elevator & Pool Monitoring Contract | 2,128.00 | 532.00 | | | 532.00 | | | 532.00 | | | 532.00 | | |
| Rock Wall Repair | | | | | | | | | | | | | |
| Painting Hallways | | | | | | | | | | | | | |
| Snow Removal | 4,600.00 | 1,200.00 | 900.00 | 500.00 | | | | | | | | 800.00 | 1,200.00 |
| Miscellaneous Expenses | | | | | | | | | | | | | |
| Termite Bond Annual | 400.00 | | | | | | | 400.00 | | | | | |

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|--|-------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|
| Operating Contingency | 20,000.00 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.67 | 1,666.63 |
| Capital Reserve Transfer | 90,000.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 |
| Deck Painting | | | | | | | | | | | | | |
| Painting Expense | | | | | | | | | | | | | |
| Sprinkler System | | | | | | | | | | | | | |
| LRF - Painting and Staining | | | | | | | | | | | | | |
| LRF - Pool Repairs/Replacement | 2,500.00 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.33 | 208.37 |
| LRF Termite Bond | | | | | | | | | | | | | |
| Fitness Center Machines | 3,575.00 | 715.00 | 715.00 | 715.00 | 715.00 | 715.00 | | | | | | | |
| Fitness Center Carpet replacment | | | | | | | | | | | | | |
| LRF Railing Addition by Pool; | | | | | | | | | | | | | |
| LRF - Common AREA | | | | | | | | | | | | | |
| Pool Furniture | | | | | | | | | | | | | |
| LRF Security System replacement/upgrade | | | | | | | | | | | | | |
| LRF - COA responsibility for Interior Repair | 30,000.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 |
| LRF Keyless Door Entry | | | | | | | | | | | | | |
| LRF Elevators | | | | | | | | | | | | | |
| Restoration - Other | | | | | | | | | | | | | |
| Total - Expenses | 445,529.00 | 41,877.82 | 32,956.82 | 40,325.82 | 39,354.82 | 37,643.82 | 35,720.82 | 40,010.82 | 35,528.82 | 36,852.82 | 32,795.82 | 36,783.82 | 35,676.98 |
| Net Income | 12,530.00 | 299.18 | 3,220.18 | (2,355.82) | (1,384.82) | 327.18 | 2,250.18 | (2,040.82) | 2,442.18 | 1,118.18 | 5,174.18 | 1,187.18 | 2,293.02 |