

Broadway Promenade Condo. Assn., Inc.
2021 APPROVED Budget
January 1, 2021 - December 31, 2021

	2020 APPROVED BUDGET	2021 APPROVED BUDGET
Income		
5100 Operating Income		
5101 Residential Maint Fee	1,124,610.00	1,192,194.00
5102 Shared Oper Maint Fees	7,000.00	7,000.00
5103 Misc Income	5,000.00	5,000.00
5104 Parking Fee Income	2,500.00	2,500.00
5105 Late Fees	816.00	816.00
5106 Shared Component Maint Fee	11,378.00	11,378.00
5107 Guest Suite 3	9,000.00	6,000.00
5108 Guest Suite 5	9,000.00	6,000.00
5109 Guest Suite 6	8,000.00	6,527.00
Total 5100 Operating Income	1,177,304.00	1,237,415.00
5200 Reserve Income		
5201 Reserve Income	168,000.00	168,000.00
5202 Shared Comp Reserve Income	11,426.00	11,426.00
Total 5200 Reserve Income	179,426.00	179,426.00
	1,356,730.00	1,416,841.00
Total Income	1,356,730.00	1,416,841.00
Expense		
6100 Administrative Expense		
6101 Master Assoc Shared Exp	60,000.00	60,000.00
6102 Accounting Fees	10,000.00	11,000.00
6104 Legal Fees	14,000.00	10,000.00
6105 Licenses & Permits	2,700.00	3,000.00
6106 Office Eqpt Purchase/Lease	2,000.00	2,000.00
6107 Office Supplies & Expense	6,000.00	7,000.00
6108 Uncollectable Maint Fees	2,000.00	2,000.00
6109 Guest Suite Tax Expense	3,000.00	3,000.00
6110 Reserve Analysis	2,245.00	795.00
6111 Background Screening Exp	300.00	500.00
6112 Postage and Printing	3,200.00	2,700.00
6113 Computer Software & Maint	13,000.00	5,000.00
Total 6100 Administrative Expense	118,445.00	106,995.00
6200 Bldg/Grounds Maint/Repair		
6201 Pool/Spa Service Supplies	4,000.00	4,000.00
6202 Furniture & Accessories	2,000.00	2,000.00
6203 Signage	300.00	300.00

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6204 Gym/Clubroom Maint	7,000.00	7,000.00
6205 Access Syst Monitor/Repair	5,000.00	5,000.00
6206 Carpet Cleaning Service	2,500.00	3,000.00
6207 Building Repair/Maint/Supp	25,000.00	25,000.00
6208 Contingency	10,515.00	10,515.00
6209 Elevator Contract	11,100.00	11,100.00
6210 Engineer Consultant	1,800.00	1,700.00
6211 WiFi Service/Repair/Supp	5,000.00	3,000.00
6213 Landscape Management	18,462.00	18,462.00
6214 Landscape Improvements	12,000.00	10,000.00
6215 Landscape Mulch	2,146.00	2,000.00
6216 Elevator Repairs/Service	5,000.00	5,000.00
6217 Pest Control	5,256.00	5,256.00
6218 Drainage Maintenance	2,000.00	2,000.00
6219 Fire Control Systems	5,155.00	5,155.00
6220 Roof Maintenance	7,000.00	2,500.00
6221 HVAC System Maintenance	17,000.00	10,000.00
6222 Guest Suite Expenses	1,500.00	1,500.00
6223 Pool/Spa/Fountain Repair	4,000.00	4,000.00
6224 Window Cleaning	7,295.00	7,295.00
6225 Janitorial Supplies	4,000.00	5,300.00
6226 Electrical/Plumbing Repair	10,000.00	8,000.00
6227 Lighting Supplies	6,000.00	4,000.00
Total 6200 Bldg/Grounds Maint/Repair	181,029.00	163,083.00
6300 Insurance Expense		
6303 Insurance - Flood	62,160.00	75,000.00
6304 Insurance - Wind / Property	83,811.00	90,422.00
6305 Insurance General Liability, D&O, Crime, Fidelity Bond	13,928.00	15,494.00
6306 Insurance - Umbrella	4,258.00	4,520.00
6307 Insurance - Mold / Sewer	2,830.00	2,970.00
6309 Insurance - Cyber & Pollution	1,808.00	1,824.00
6310 Insurance - Work Comp	9,935.00	10,257.00
Total 6300 Insurance Expense	178,730.00	200,487.00
6400 Salaries & Benefits		
6401 Salaries - Mgmt/Office	70,000.00	74,550.00
6402 Uniforms	500.00	100.00

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6403 Salaries - Front Desk	113,000.00	120,000.00
6404 Payroll Processing	4,000.00	4,000.00
6405 Salaries - Maintenance	99,100.00	104,000.00
Tryst Security	0.00	600.00
Employer Payroll Tax Liability	0.00	31,600.00
6406 Salaries - Overnight	54,000.00	56,000.00
Employee Health Benefits	0.00	26,000.00
6407 Salaries - Housekeeping	62,200.00	58,000.00
Total 6400 Salaries & Benefits	402,800.00	474,850.00
6500 Utilities		
6501 Water & Sewer	137,000.00	144,000.00
6502 Trash & Recycle	26,300.00	28,000.00
6503 Cable	23,000.00	20,000.00
6504 Utilities - Electric	89,000.00	80,000.00
6505 Natural Gas - Fuel Oil	13,500.00	15,000.00
6506 Telephone	7,500.00	5,000.00
Total 6500 Utilities	296,300.00	292,000.00
7000 Reserve Expenses		
7001 Residential Reserve Exp	168,000.00	168,000.00
7002 Shared Comp Reserve Exp	11,426.00	11,426.00
Total 7000 Reserve Expenses	179,426.00	179,426.00
Total Expense	1,356,730.00	1,416,841.00

Broadway Promenade Condominium Association, Inc.

Analysis Date - January 1, 2021

Inflation:0.00% Investment:1.00% Contribution Factor:0.00% Calc:Current

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/21 - 12/21	\$ 1,175,953.00	\$ 179,426.04	\$ 8,803.85	\$ 426,733.25	\$ 937,449.64
01/22 - 12/22	937,449.64	179,426.04	7,607.37	482,378.00	642,105.05
01/23 - 12/23	642,105.05	179,426.04	7,271.26	9,000.00	819,802.35
01/24 - 12/24	819,802.35	179,426.04	8,960.74	19,890.00	988,299.13
01/25 - 12/25	988,299.13	179,426.04	10,749.11	9,000.00	1,169,474.28
01/26 - 12/26	1,169,474.28	179,426.04	10,655.85	331,845.50	1,027,710.67
01/27 - 12/27	1,027,710.67	179,426.04	10,821.62	45,818.40	1,172,139.93
01/28 - 12/28	1,172,139.93	179,426.04	12,568.05	22,400.00	1,341,734.02
01/29 - 12/29	1,341,734.02	179,426.04	14,299.70	9,000.00	1,526,459.76
01/30 - 12/30	1,526,459.76	179,426.04	15,107.02	253,848.50	1,467,144.32
	<u>\$ 1,175,953.00</u>	<u>\$ 1,794,260.40</u>	<u>\$ 106,844.57</u>	<u>\$ 1,609,913.65</u>	<u>\$ 1,467,144.32</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/31 - 12/31	\$ 1,467,144.32	\$ 179,426.04	\$ 15,240.34	\$ 45,337.00	\$ 1,616,473.70
01/32 - 12/32	1,616,473.70	179,426.04	12,687.71	506,681.40	1,301,906.05
01/33 - 12/33	1,301,906.05	179,426.04	13,242.27	94,039.60	1,400,534.76
01/34 - 12/34	1,400,534.76	179,426.04	14,211.17	86,320.00	1,507,851.97
01/35 - 12/35	1,507,851.97	179,426.04	14,953.40	171,493.70	1,530,737.71
01/36 - 12/36	1,530,737.71	179,426.04	11,518.55	623,294.65	1,098,387.65
01/37 - 12/37	1,098,387.65	179,426.04	10,053.45	524,868.00	762,999.14
01/38 - 12/38	762,999.14	179,426.04	8,485.76	9,000.00	941,910.94
01/39 - 12/39	941,910.94	179,426.04	10,283.11	9,000.00	1,122,620.09
01/40 - 12/40	1,122,620.09	179,426.04	12,098.50	9,000.00	1,305,144.63
	<u>\$ 1,467,144.32</u>	<u>\$ 1,794,260.40</u>	<u>\$ 122,774.26</u>	<u>\$ 2,079,034.35</u>	<u>\$ 1,305,144.63</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/41 - 12/41	\$ 1,305,144.63	\$ 179,426.04	\$ 13,776.27	\$ 26,742.00	\$ 1,471,604.94
01/42 - 12/42	1,471,604.94	179,426.04	11,723.37	453,380.00	1,209,374.35
01/43 - 12/43	1,209,374.35	179,426.04	12,688.51	41,045.00	1,360,443.90
01/44 - 12/44	1,360,443.90	179,426.04	12,469.54	371,853.50	1,180,485.98
01/45 - 12/45	1,180,485.98	179,426.04	11,876.44	112,839.60	1,258,948.86
01/46 - 12/46	1,258,948.86	179,426.04	11,287.95	362,213.00	1,087,449.85
01/47 - 12/47	1,087,449.85	179,426.04	5,529.88	659,303.40	613,102.37
01/48 - 12/48	613,102.37	179,426.04	6,594.27	52,900.00	746,222.68
01/49 - 12/49	746,222.68	179,426.04	8,310.15	12,400.00	921,558.87
01/50 - 12/50	921,558.87	179,426.04	9,738.46	64,502.50	1,046,220.87
	<u>\$ 1,305,144.63</u>	<u>\$ 1,794,260.40</u>	<u>\$ 103,994.84</u>	<u>\$ 2,157,179.00</u>	<u>\$ 1,046,220.87</u>

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Analysis Date - January 1, 2021

Inflation:0.00% Investment:1.00% Contribution Factor:0.00% Calc:Current

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/51 - 12/51	\$ 1,046,220.87	\$ 179,426.04	\$ 8,165.00	\$ 338,293.65	\$ 895,518.26
01/52 - 12/52	895,518.26	179,426.04	7,814.65	418,458.00	664,300.95
01/53 - 12/53	664,300.95	179,426.04	7,123.52	76,593.70	774,256.81
01/54 - 12/54	774,256.81	179,426.04	8,326.53	40,000.00	922,009.38
01/55 - 12/55	922,009.38	179,426.04	8,879.04	148,245.00	962,069.46
01/56 - 12/56	962,069.46	179,426.04	8,859.48	301,743.00	848,611.98
01/57 - 12/57	848,611.98	179,426.04	5,787.74	424,241.00	609,584.76
01/58 - 12/58	609,584.76	179,426.04	5,952.17	247,468.50	547,494.47
01/59 - 12/59	547,494.47	179,426.04	6,320.80	9,000.00	724,241.31
01/60 - 12/60	724,241.31	179,426.04	7,714.82	60,062.50	851,319.67
	<u>\$ 1,046,220.87</u>	<u>\$ 1,794,260.40</u>	<u>\$ 74,943.75</u>	<u>\$ 2,064,105.35</u>	<u>\$ 851,319.67</u>