

Crossroads Townhomes 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Annual Budget Proposed 2021	2020 Budget	Actuals YTD	Projection YE	FY21 Budget vs. FY20 Budget	
REVENUE																		
ASSESSMENTS	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$109,200	\$109,200	\$82,250	\$109,200	26 units \$350/mo	\$0.00
TOTAL REVENUE	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$109,200	\$109,200	\$82,250	\$109,200		\$0.00
EXPENSES																		
ADMINISTRATIVE EXPENSES																		
MANAGEMENT	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$2,042	\$24,504	\$21,840	\$15,838	\$21,964	AE contracted agreement	\$2,664.00
LEGAL & ACCOUNTING	\$0	\$0	\$20	\$0	\$38	\$0	\$0	\$0	\$1,000	\$180	\$0	\$0	\$1,238	\$625	\$35	\$535	\$1000 in legal, \$38 DORA expense, \$20 in 1099 filing, \$180 tax returns	\$613.00
LATE FEE EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165	\$0		\$0.00
INSURANCE	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$1,869	\$22,426	\$14,054	\$5,620	\$14,065	\$11,213 each 6 mo- spread is showing monthly JE as this payment hits the balance sheet and then is JE over to operating P	\$8,371.96
MEETING EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$200	\$28	\$28	\$28		\$0.00
INTEREST EXPENSE	\$44	\$35	\$24	\$18	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128	\$3,600	\$991	\$1,170	Based off Amortization Schedule	(\$3,471.68)
LOAN PAYMENT - PRINCIPAL	\$2,369	\$2,377	\$2,389	\$2,395	\$2,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,922	\$20,720	\$27,778	\$27,778	Based off Amortization Schedule	(\$12,401.52)
MONTHLY QUICKBOOKS FEE	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$840	\$105	\$385	\$70/mo charge for QB Software		\$840.00
CO ANNUAL REPORT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$10	\$10	\$10	Broke out SOS Registration		\$10.00
ADMINISTRATIVE EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720	\$348	\$348	Zeroed out as we do not charge for AP processing	(\$720.00)
SUPPLIES	\$100	\$0	\$0	\$0	\$150	\$0	\$130	\$0	\$0	\$0	\$0	\$0	\$380	\$355	\$220	\$220	PO Box renewal \$130, \$100 for checks, stamps, parking passes & stickers	\$25.00
PAYMENTS TO MASTER ASSOCIATION	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$2,712	\$2,688	\$1,926	\$2,568	Adjusted to 226 after notice from Master Association	\$24.00
CABLE TV	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$14,642	\$12,984	\$9,670	\$13,179	Assuming contract stable at 1220.16/mo for FY21	\$1,657.92
TOTAL ADMINISTRATIVE EXPENSES	\$7,939	\$7,839	\$7,859	\$7,839	\$8,016	\$5,427	\$5,557	\$5,527	\$6,437	\$5,607	\$5,427	\$5,527	\$79,003	\$81,390	\$55,676	\$82,250		(\$2,387.32)
BUILDING MAINTENANCE																		
GENERAL BUILDING MAINTENANCE	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$1,400	\$199	\$6,200	2300 in FY19. FY20 Budget suggesting 4200 to try and get property back on track	\$2,800.00
TOTAL BUILDING MAINTENANCE	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$1,400	\$199	\$199		\$2,800.00
GROUNDS MAINTENANCE																		
GROUNDS / COMMON AREA MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$1,375	\$1,375	\$1,375	\$1,375	\$0	\$0	\$0	\$5,500	\$2,528	\$597	\$6,385	2635 in FY19, 6385 in FY20. Neglected items taken care of FY20, should stabilize in FY21	\$2,972.00
IRRIGATION REIMBURSEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$550	\$0	\$1,150	\$752	\$752	\$752	Per BoD Laura Merz, Lori Antolec \$600. Crossroads Master (~550)	\$398.00
TRASH REMOVAL	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$2,880	\$3,135	\$4,150	Showing as 336/mo but Sep came in at 349.7. Purpose budget 350/mo	\$1,320.00
SNOW REMOVAL- EXTRA	\$150	\$150	\$150	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150	\$1,000	\$4,200	\$3,820	\$4,955	Per Brett: \$4200 contracted snow removal machinery	\$1,000.00
SNOW REMOVAL- MONTHLY CONTRACT	\$700	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$700	\$700	\$4,200	\$4,200	\$3,820	\$4,955	Per Brett: \$4200 contracted snow removal machinery	\$0.00
HEAVY EQUIPMENT SNOW REMOVAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	(\$800.00)
SNOW REMOVAL/ROOF	\$0	\$300	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$850	\$850	\$7,315	\$7,315	Flat to last year- 7k 2019	\$0.00
TOTAL GROUNDS MAINTENANCE	\$1,200	\$1,500	\$1,750	\$1,300	\$350	\$1,725	\$1,725	\$1,725	\$1,725	\$950	\$1,750	\$1,200	\$16,900	\$12,010	\$14,867	\$23,557		\$4,890.00
RESERVE ADDITIONS																		
TRANSFERS TO RESERVES	\$0	\$0	\$2,274	\$0	\$0	\$2,274	\$0	\$0	\$2,274	\$0	\$0	\$2,274	\$9,097	\$14,400	\$0	\$6,000	Adjusted to match net operating and spread- right now its \$9,097 (2,274.25/quarterly)	(\$5,303.00)
TOTAL RESERVE ADDITIONS	\$0	\$0	\$2,274	\$0	\$0	\$2,274	\$0	\$0	\$2,274	\$0	\$0	\$2,274	\$9,097	\$14,400	\$0	\$6,000		(\$5,303.00)
TOTAL EXPENSES	\$9,489	\$9,689	\$12,234	\$9,489	\$8,716	\$9,776	\$7,632	\$7,602	\$10,786	\$6,907	\$7,527	\$9,351	\$109,200	\$109,200	\$106,006	\$106,006		(\$0.32)
NET OPERATING INCOME	-\$389	-\$589	-\$3,134	-\$389	\$384	-\$676	\$1,468	\$1,498	-\$1,686	\$2,193	\$1,573	-\$251	\$0	\$0	\$3,194	\$3,194		\$0.00

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6774

\$3,194.28

(\$5,303.00)