

Property: SSBC Owners Association

Worksheet: 2020 Budget

Prepared by: BB

| G/L#s |                                     | Jan           | Feb          | Mar           | Apr          | May          | Jun          | Jul          | Aug          | Sep          | Oct          | Nov          | Dec          | 2020 Budget   | 2019 4QF       | 4QF vs Bdgt Var 2019 | 2019 Budget   | 2018 Actuals  | 2017 Actuals   |
|-------|-------------------------------------|---------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|----------------|----------------------|---------------|---------------|----------------|
|       | INCOME                              |               |              |               |              |              |              |              |              |              |              |              |              |               |                |                      |               |               |                |
|       | INCOME                              |               |              |               |              |              |              |              |              |              |              |              |              |               |                |                      |               |               |                |
|       | Prepaid Rent                        |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 65             | -65                  | 0             | 0             | 0              |
|       | <b>Total Income</b>                 | <b>0</b>      | <b>0</b>     | <b>0</b>      | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>      | <b>65</b>      | <b>-65</b>           | <b>0</b>      | <b>0</b>      | <b>0</b>       |
|       | OTHER INCOME                        |               |              |               |              |              |              |              |              |              |              |              |              |               |                |                      |               |               |                |
| 3310  | Late Fees                           |               |              |               |              |              |              |              |              |              |              |              |              |               | 900            | -900                 | 0             | 500           | 75             |
| 3411  | CAM - Operating Dues                | 96,906        | 0            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 96,906        | 101,396        | -4,489               | 92,290        | 83,264        | 102,701        |
| 3412  | CAM - Reserve Dues                  | 2,891         | 0            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 2,891         | 2,861          | 30                   | 2,891         | 0             | 4,842          |
| 3415  | CAM Reconciliation                  |               |              | -9,572        |              |              |              |              |              |              |              |              |              | -9,572        | -1,979         | -7,594               | 0             | 0             | 450            |
| 3613  | Transfer Fee                        |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 350            | -350                 | 0             | 1,000         | 13,000         |
| 3905  | Interest Income                     |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 280            | -280                 | 0             | 782           | 0              |
| 3614  | Reimbursed Expenses                 |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 0              | 0                    | 0             | 192           | 285            |
| 3910  | Architectural Review Income         |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 3,000          | -3,000               | 0             | 2,000         | 7              |
|       | <b>Total Other Income</b>           | <b>99,797</b> | <b>0</b>     | <b>-9,572</b> | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>90,225</b> | <b>106,808</b> | <b>-16,583</b>       | <b>95,181</b> | <b>87,738</b> | <b>121,360</b> |
|       | <b>TOTAL INCOME</b>                 | <b>99,797</b> | <b>0</b>     | <b>-9,572</b> | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>90,225</b> | <b>106,874</b> | <b>-16,649</b>       | <b>95,181</b> | <b>87,738</b> | <b>121,360</b> |
|       | EXPENSE                             |               |              |               |              |              |              |              |              |              |              |              |              |               |                |                      |               |               |                |
|       | ADMINISTRATION                      |               |              |               |              |              |              |              |              |              |              |              |              |               |                |                      |               |               |                |
| 4103  | Website                             |               |              |               |              |              |              |              | 50           |              |              |              |              | 50            | 1,234          | 1,184                | 0             | 0             | 0              |
| 4105  | Business Licence/Permits            |               |              |               |              |              |              |              |              |              |              | 50           |              | 50            | 311            | 261                  | 50            | 50            | 175            |
| 4110  | Income Tax                          |               |              |               | 530          |              |              |              |              |              |              |              |              | 530           | 0              | -530                 | 0             | 0             | 1,934          |
| 4120  | Management Fee                      | 1,030         | 1,030        | 1,030         | 1,030        | 1,030        | 1,030        | 1,030        | 1,060        | 1,060        | 1,060        | 1,060        | 1,060        | 12,510        | 12,120         | -390                 | 12,150        | 12,048        | 12,000         |
| 4130  | Bank Charges                        |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 0              | 0                    | 0             | 6             | 190            |
| 4149  | Accounting                          |               |              |               | 500          |              |              |              |              |              |              |              |              | 500           | 510            | 10                   | 500           | 615           | 495            |
| 4150  | Office Expenses                     | 185           | 95           | 55            | 55           | 55           | 55           | 55           | 60           | 60           | 60           | 60           | 60           | 855           | 689            | -166                 | 720           | 776           | 566            |
|       | <b>Total Administrative</b>         | <b>1,215</b>  | <b>1,125</b> | <b>1,085</b>  | <b>2,115</b> | <b>1,085</b> | <b>1,085</b> | <b>1,085</b> | <b>1,170</b> | <b>1,120</b> | <b>1,120</b> | <b>1,170</b> | <b>1,120</b> | <b>14,495</b> | <b>14,864</b>  | <b>369</b>           | <b>13,420</b> | <b>13,495</b> | <b>15,360</b>  |
|       | LIFE SAFETY/PUMP HOUSE              |               |              |               |              |              |              |              |              |              |              |              |              |               |                |                      |               |               |                |
| 4402  | Fire Alarm Contract                 | 305           |              |               | 305          |              |              | 305          |              |              |              |              |              | 1,220         | 978            | -242                 | 916           | 916           | 916            |
| 4403  | Fire Alarm Service Call             |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 225            | 225                  | 0             | 540           | 0              |
| 4404  | Fire Alarm Annual Test              |               |              |               |              |              |              |              |              | 160          |              |              |              | 160           | 151            | -9                   | 0             | 0             | 0              |
| 4405  | Fire Alarm Phone Line               |               |              |               |              |              |              |              |              |              |              |              |              | 0             | 3,134          | 3,134                | 1,992         | 2,203         | 1,634          |
| 4406  | Fire Sprinkler Testing & Inspection | 2,305         |              |               | 2,305        |              |              | 2,305        |              |              |              |              |              | 9,225         | 7,719          | -1,506               | 7,704         | 7,674         | 7,645          |

|      |                               |              |              |              |               |              |              |              |              |              |              |              |              |               |               |                |               |               |               |        |
|------|-------------------------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|----------------|---------------|---------------|---------------|--------|
| 4407 | Fire Sprinkler/System Repair  |              |              |              |               |              | 3,000        |              |              |              |              |              |              |               | 3,000         | 0              | -3,000        | 3,000         | 8,023         | 0      |
| 4410 | Alarm False                   |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 368           | 705    |
| 4411 | Alarm Registration            |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 48             | 48            | 0             | 24            | 618    |
| 4419 | Pump House Maintenance        | 0            | 0            | 0            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0             | 0             | 231            | 231           | 2,000         | 1,060         | 16,087 |
| 4420 | Pump House Fuel               |              |              |              |               |              | 600          |              |              |              |              |              |              |               | 1,350         | 1,252          | -98           | 1,200         | 498           | 1,135  |
|      | <b>Total Life Safety</b>      | <b>2,305</b> | <b>0</b>     | <b>0</b>     | <b>2,305</b>  | <b>3,600</b> | <b>0</b>     | <b>2,305</b> | <b>0</b>     | <b>910</b>   | <b>2,310</b> | <b>0</b>     | <b>0</b>     | <b>14,955</b> | <b>13,738</b> | <b>-1,217</b>  | <b>16,812</b> | <b>21,306</b> | <b>28,740</b> |        |
|      | GENERAL                       |              |              |              |               |              |              |              |              |              |              |              |              |               |               |                |               |               |               |        |
| 4453 | Labor (General)               |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 0             | 0      |
| 4485 | Keys & Locks                  |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 29             | 29            | 0             | 14            | 0      |
| 4490 | Supplies                      | 60           |              |              | 60            |              |              | 60           |              |              | 60           |              |              |               | 240           | 118            | -122          | 960           | 914           | 0      |
| 4500 | Rubbish Removal               |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 450           | 0      |
| 4501 | Rubbish Removal - Maintenance | 100          | 100          | 120          | 100           | 100          | 120          | 100          | 100          | 120          | 100          | 100          | 100          | 1,260         | 532           | -728           | 1,200         | 675           | 0             |        |
| 4510 | Signs                         |              |              |              |               |              | 300          |              |              |              |              |              |              |               | 300           | 255            | -45           | 300           | 213           | 0      |
| 4515 | Painting                      |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 55             | 55            | 0             | 0             | 0      |
| 4532 | Pest Extermination            |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 406            | 406           | 0             | 0             | 0      |
| 4545 | Graffiti Removal              |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 0             | 0      |
| 4596 | Miscellaneous                 |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 1,200         | 0             | 0      |
|      | <b>Total General</b>          | <b>160</b>   | <b>100</b>   | <b>120</b>   | <b>160</b>    | <b>100</b>   | <b>420</b>   | <b>160</b>   | <b>100</b>   | <b>120</b>   | <b>160</b>   | <b>100</b>   | <b>100</b>   | <b>1,800</b>  | <b>1,394</b>  | <b>-406</b>    | <b>3,660</b>  | <b>2,266</b>  | <b>0</b>      |        |
|      | GROUNDS MAINTENANCE           |              |              |              |               |              |              |              |              |              |              |              |              |               |               |                |               |               |               |        |
| 4610 | Lawn Service                  | 1,812        | 1,812        | 1,812        | 1,812         | 1,812        | 1,812        | 1,812        | 1,812        | 1,812        | 1,812        | 1,812        | 1,812        | 21,744        | 21,744        | 0              | 21,744        | 21,356        | 19,752        |        |
| 4615 | Weeding                       |              |              |              | 7,210         |              |              |              |              |              | 7,210        |              |              |               | 14,420        | 7,803          | -6,617        | 14,000        | 16,328        | 18,754 |
| 4616 | Landscape Project             |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 2,500         | 0      |
| 4617 | Tree Removal/Trimming         |              |              |              | 4,500         | 100          | 100          |              |              | 100          |              |              |              |               | 4,800         | 250            | -4,550        | 0             | 0             | 0      |
| 4620 | Material                      |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 0             | 0      |
| 4625 | Snow Removal                  |              |              |              |               |              |              |              |              |              |              |              |              |               | 0             | 0              | 0             | 0             | 0             | 0      |
| 4633 | Irrigation/Sprinkler Repairs  |              |              |              |               | 200          | 200          | 200          |              |              |              |              |              |               | 600           | 534            | -66           | 0             | 0             | 2,491  |
| 4635 | Labor (Grounds)               | 100          | 100          | 100          | 100           | 100          | 100          | 100          | 100          | 100          | 100          | 100          | 100          | 1,200         | 1,285         | 85             | 480           | 270           | 150           |        |
|      | <b>Total Grounds Maint.</b>   | <b>1,912</b> | <b>1,912</b> | <b>1,912</b> | <b>13,622</b> | <b>2,212</b> | <b>2,212</b> | <b>2,112</b> | <b>2,012</b> | <b>9,122</b> | <b>1,912</b> | <b>1,912</b> | <b>1,912</b> | <b>42,764</b> | <b>31,616</b> | <b>-11,148</b> | <b>36,224</b> | <b>40,454</b> | <b>41,147</b> |        |
|      | INSURANCE                     |              |              |              |               |              |              |              |              |              |              |              |              |               |               |                |               |               |               |        |
| 4665 | Insurance - Liability         |              |              |              |               |              |              |              |              |              | 2,950        |              |              |               | 2,950         | 2,862          | -88           | 3,300         | 3,158         | 3,039  |
| 4667 | Insurance - D&O               | 2,500        |              |              |               |              |              |              |              |              |              |              |              |               | 2,500         | 2,303          | -197          | 2,500         | 270           | 2,160  |
|      | <b>Total Insurance</b>        | <b>2,500</b> | <b>0</b>     | <b>0</b>     | <b>0</b>      | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>2,950</b> | <b>0</b>     | <b>0</b>     | <b>5,450</b>  | <b>5,165</b>  | <b>-285</b>    | <b>5,800</b>  | <b>3,428</b>  | <b>5,199</b>  |        |
|      | UTILITIES                     |              |              |              |               |              |              |              |              |              |              |              |              |               |               |                |               |               |               |        |
| 4910 | Electric                      | 408          | 453          | 439          | 363           | 270          | 234          | 179          | 0            | 175          | 175          | 180          | 180          | 3,055         | 3,338         | 283            | 3,239         | 3,266         | 2,738         |        |
| 4914 | Fire Water                    | 225          | 67           | 400          | 213           | 67           | 67           | 67           | 67           | 70           | 72           | 72           | 72           | 1,461         | 786           | -675           | 804           | 780           | 0             |        |

|      |   |               |               |                |                |               |               |               |               |                |                |               |                 |               |               |                |                |                |                |
|------|---|---------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------------|----------------|---------------|-----------------|---------------|---------------|----------------|----------------|----------------|----------------|
| 4917 | Effluent Water                                | 709           | 709           | 709            | 709            | 793           | 1,393         | 1,244         | 1,679         | 1,751          | 1,803          | 721           | 706             | 12,926        | 11,821        | -1,105         | 15,531         | 13,659         | 13,538         |
|      | <b>Total Utilities</b>                        | <b>1,342</b>  | <b>1,229</b>  | <b>1,548</b>   | <b>1,285</b>   | <b>1,131</b>  | <b>1,694</b>  | <b>1,491</b>  | <b>1,746</b>  | <b>1,996</b>   | <b>2,050</b>   | <b>973</b>    | <b>958</b>      | <b>17,442</b> | <b>15,945</b> | <b>-1,497</b>  | <b>19,574</b>  | <b>17,705</b>  | <b>16,276</b>  |
|      | <b>Prior Management Contingency Fee of 5%</b> |               |               |                |                |               |               |               |               |                |                |               |                 |               |               |                | <b>4,830</b>   |                |                |
|      | <b>TOTAL OPERATING EXPENSES</b>               | <b>9,434</b>  | <b>4,366</b>  | <b>4,665</b>   | <b>19,487</b>  | <b>8,128</b>  | <b>5,411</b>  | <b>7,153</b>  | <b>5,028</b>  | <b>13,268</b>  | <b>10,502</b>  | <b>4,155</b>  | <b>4,090</b>    | <b>96,906</b> | <b>82,721</b> | <b>-14,185</b> | <b>100,320</b> | <b>98,654</b>  | <b>106,722</b> |
|      |   |               |               |                |                |               |               |               |               |                |                |               | <b>per acre</b> | <b>\$188</b>  | <b>\$160</b>  |                |                |                |                |
|      | <b>Replacement Reserves Allocation</b>        | <b>2,891</b>  | <b>0</b>      | <b>0</b>       | <b>0</b>       | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>      | <b>0</b>       | <b>0</b>       | <b>0</b>      | <b>0</b>        | <b>2,891</b>  | <b>0</b>      | <b>-2,891</b>  | <b>0</b>       | <b>695</b>     | <b>0</b>       |
|      |   |               |               |                |                |               |               |               |               |                |                |               | <b>per acre</b> | <b>\$6</b>    | <b>\$0</b>    |                |                |                |                |
|      | <b>GRAND TOTAL EXPENSES</b>                   | <b>12,325</b> | <b>4,366</b>  | <b>4,665</b>   | <b>19,487</b>  | <b>8,128</b>  | <b>5,411</b>  | <b>7,153</b>  | <b>5,028</b>  | <b>13,268</b>  | <b>10,502</b>  | <b>4,155</b>  | <b>4,090</b>    | <b>99,797</b> | <b>82,721</b> | <b>-17,076</b> | <b>100,320</b> | <b>99,349</b>  | <b>106,722</b> |
|      | <b>Excess Collections Over Expenses</b>       | <b>87,473</b> | <b>-4,366</b> | <b>-14,237</b> | <b>-19,487</b> | <b>-8,128</b> | <b>-5,411</b> | <b>-7,153</b> | <b>-5,028</b> | <b>-13,268</b> | <b>-10,502</b> | <b>-4,155</b> | <b>-4,090</b>   | <b>-9,572</b> | <b>24,152</b> | <b>427</b>     | <b>-5,139</b>  | <b>-11,611</b> | <b>14,638</b>  |

Total Acres - 2020 517

Total Estimated Operating Expenses \$96,906.31

2020 Estimated Operating Dues Per Acre \$187.58

2020 Estimated Reserve Dues Per Acre \$5.60

Total 2020 Estimated Dues \$193.17 per acre

2019 Estimated Operating Dues Per Acre \$193.45 Acreage in 2019 were 477.07

2019 Estimated Reserve Dues Per Acre \$6.06 Reserve Study Allocation in 2019

**Account Balances**

Operating (estimated for end of year) \$19,295.01 \$5,000 reserve to be left as contingency, remainder will be credited to owners at year end

Reserve (fully funded per Reserve Study) \$47,609.82 fully funded per Reserve Study