

Snowden Overlook Community Association						
2021 BUDGET						
Account Number	Account Name	Description	2019 Actual	2020 Total	2020 Budget	2021 Budget
	<b>Income</b>			<b>Projected</b>	167	\$167
41000	Assessments	Income from owner assess.	679,140	697,215	697,215	687,422
41068	Carry Over Prior Year	Surplus carried over from prior budget year	0	0	10,000	21,700
41990	Bad Debt	Write off of uncollectible assessments	(2,336)	0	(1,920)	(1,920)
42210	Late Fees	Income from late fees	847	675	1,000	1,000
42220	Return Check Fee	Income from paid return check fees			0	0
42340	Pool Guest Pass Fees	Income from pool guest passes	95	0	150	0
42370	Facility Rental	Income from Clubhouse rentals	1,650	225	1,200	0
42990	Miscellaneous Income	Income from access cards and misc items	1,515	170	1,000	200
43100	Event Income	Income from Events	32,796	4,120	24,000	24,000
44001	Interest On Checking	Income from interest	324	259	100	100
44070	Interest On Collections	Income from collections	147	19	250	0
	<b>Total Income</b>		<b>714,178</b>	<b>702,683</b>	<b>732,995</b>	<b>732,502</b>
	<b>EXPENSES</b>					
	<b>Payroll</b>					
50150	Office Salaries	Funding for employee costs	116,840	120,105	121,500	121,500
	<b>Total Payroll</b>		<b>116,840</b>	<b>120,105</b>	<b>121,500</b>	<b>121,500</b>
	<b>Utilities</b>					
51500	Electric - Public Area Lighting	Funding for public area lighting expenses for Community	37,081	37,007	38,000	38,000
51505	Electric - Clubhouse	Funding for electric usage for Clubhouse	16,115	15,386	20,000	20,000
51506	Electric - Gatehouse	Funding for electric usage for guardhouse	863	947	1,200	1,200
51520	Electric Delivery Charge	Discontinued for 2018 - costs included in Electric Use.		0	0	0
51540	Gas	Funding for gas usage for Clubhouse	5,407	4,153	6,000	6,000
51550	Gas Delivery Charge	Discontinued - costs included in Gas		0	0	0
51600	Water & Sewer	Funding for water/sewer charges	3,681	3,506	4,000	4,000
51650	Cable	Funding for Comcast - internet & cable charges for clubhouse	3,160	3,283	3,200	3,600
51660	Telephone	Funding for phone lines - pool clubhouse & guardhouse	6,189	6,362	6,500	7,000
	<b>Total Utilities</b>		<b>72,496</b>	<b>70,644</b>	<b>78,900</b>	<b>79,800</b>
	<b>Repairs &amp; Maintenance</b>					
52000	General Repairs & Maint.	Funding for repairs to Common Areas - window/rug cleaning, roof repairs	4,322	10,014	10,000	10,000
52155	Capital Improvements	Funding for major improvements, not funded from Repl Reserves - \$10K for speed humps	12,100	10,808	15,000	15,000
52370	Electrical Repairs	Funding for electrical repairs in the Common Areas	597	2,764	2,500	1,500
52540	Fitness Center	Funding for repairs to gym equipment	456	1,559	1,500	1,500
52620	Gate Repairs & Maint.	Funding for repairs to the entry gate/system	2,299	2,397	4,000	4,000
52680	Grounds Maintenance	Funding for landscaping not included in the Grounds Contract -	2,765	26,436	3,000	3,000
52730	HVAC Repairs	Funding for repairs to the HVAC system	611	956	4,500	4,000
52752	Irrigation Repairs	Funding for repairs to irrigation system	370	250	800	1,000
52910	Painting	Funding for painting of the Common Areas - \$23K spending in fall 2020 for clubhouse painting	2,355	23,000	5,000	2,500
52990	Plumbing Repairs	Funding for plumbing repairs	1,585	783	1,200	1,200
55160	Maintenance Supplies	Funding for misc supplies, including paper and cleaning and janitorial supplies for clubhouse & pool	2,042	5,356	3,000	4,000
	<b>Total Repairs &amp; Maintenance</b>		<b>29,502</b>	<b>84,323</b>	<b>50,500</b>	<b>47,700</b>

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	<b>Contracted</b>					
57210	Exterminating	Funding for pest control in the Common Areas	895	988	900	1,100
57235	Fire Alarm Insp/Monitoring	Funding for alarm system monitoring & inspections contract	6,004	6,813	5,500	6,000
57250	Fire Extinguisher Contract	Funding for annual inspection contract		590	600	600
57300	Fitness Equipment Contract	Funding for quarterly inspection by RMS Fitness	1,000	500	1,200	1,200
57345	Gate Service Contract	Funding for annual PM contract	1,475	1,500	1,500	1,500
57390	Grounds Contract	Funding for landscape maintenance contract	13,211	12,500	13,000	13,000
57440	HVAC Contract	Funding for annual inspection & maintenance contract	3,972	4,062	4,000	4,500
57445	Irrigation Contract	Funding for annual maintenance contract	620	515	700	1,200
57450	Janitorial	Funding for annual cleaning contract	20,814	18,394	22,100	22,100
57575	Pet Stations	Funding for weekly service of pet stations	2,897	2,916	3,500	3,500
57670	Security	Funding for guard services at Gatehouse	67,139	66,355	70,500	70,500
57720	Snow Removal	Funding for snow removal on Common roads, pkg lot & walks	10,873	6,860	15,000	15,000
57830	Trash Removal	Funding for trash/recycling collection	83,788	85,884	86,000	89,050
	<b>Total Contracted</b>		<b>212,688</b>	<b>207,876</b>	<b>224,501</b>	<b>229,250</b>
	<b>Recreation/Pool Expenses</b>					
59760	Clubhouse - Equipment	Funding for AED & misc equipment purchase/repairs	6,234	5,003	4,000	4,000
59790	Pool - Chemicals	Funding for pool chemicals	95	0	500	500
59800	Pool - Contract	Funding for pool management, algae & winter PM contracts	32,290	27,075	34,938	34,938
59805	Pool - Deck Maintenance	Funding for deck p/w, sealant, & misc repairs		0	1,000	1,000
59820	Pool - Equipment Repairs	Funding for pool equipment repairs	2,296	2,535	1,500	1,500
59830	Pool - Furniture	Funding for furniture repair/repl.	577	0	1,500	1,500
59860	Pool - License / Permit	Funding for annual permits, CPO fees	330	330	500	500
	<b>Total Recreation</b>		<b>41,822</b>	<b>34,943</b>	<b>43,938</b>	<b>43,938</b>
	<b>Administrative</b>					
60068	CAI Membership/BOD Training	Funding for member fees and staff training	460	300	1,000	1,000
60127	Community Program Supplies	Funding for reusable activity supplies	677	447	1,500	1,500
60128	Community Events Consumables	Funding for non-food consumables for all events	4,648	1,544	6,000	6,000
60129	Community Events	Funding for program supplies, consumable food & beverages	10,485	2,183	8,000	8,000
60130	Community Special Events	Funding for Special events	53,844	12,943	44,000	44,000
60420	Office Supplies	Funding for mailings, office supplies, newspapers, etc.	10,693	9,031	10,000	10,000
60425	Coffee Supplies	Funding for coffee/tea supplies	12,527	2,800	10,000	8,000
60440	Postage	Funding for postage fees	473	397	1,000	1,000
	<b>Total Administrative</b>		<b>93,807</b>	<b>29,645</b>	<b>81,500</b>	<b>79,500</b>
	<b>Professionals</b>					
67000	Accounting	Funding for annual audit/tax returns	2,700	2,800	2,750	2,850
67100	Consultants	Funding for reserve study & IT Consultants	2,600	0	2,500	2,500
67300	Legal	Funding for legal opinions & collection fees	5,365	5,916	8,000	8,000
67600	Management	Funding for management contract fees	49,899	51,895	51,895	53,452
	<b>Total Professionals</b>		<b>60,564</b>	<b>60,611</b>	<b>65,145</b>	<b>66,802</b>

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	<b>Insurance &amp; Taxes</b>					
68050	Insurance - Master Policy	Funding for Prop/Liability, Fidelity and Workers Comp	12,000	12,638	13,000	13,000
68355	Common Area - Self Insured	Funding for one insurable event; current deductible is \$2,500	2,500	0	0	0
68800	Income Taxes	Funding for tax liability & extensions	5,875	1,500	1,000	1,000
	<b>Total Insurance &amp; Taxes</b>		<b>20,375</b>	<b>14,138</b>	<b>14,000</b>	<b>14,000</b>
	<b>Reserves</b>					
85000	Replacement Reserve Contribution	Funding for Reserves contributions- from 2019 reserve study	45,411	45,411	45,411	45,411
85010	Reserve Contingency	Funding for Operating Contingency - 10% of oper.	2,000	7,600	7,600	4,600
	<b>Total Reserves</b>		<b>47,411</b>	<b>53,011</b>	<b>53,011</b>	<b>50,011</b>
	<b>TOTAL EXPENSES</b>		<b>695,505</b>	<b>675,297</b>	<b>732,995</b>	<b>732,502</b>
	<b>NET INCOME/(LOSS)</b>		<b>18,673</b>	<b>27,386</b>	<b>-</b>	<b>-</b>