

**Town Lift Condominium Association Inc.
Approved Budget**

**Approved
2021 Budget**

Operating Budget:

Operating Income/Expenses

Income

4000 · HOA Dues	153,510.79
4100 · Parking Fees	
Diamond Parking	16,055.29
Contract Parking	4,320.00
Total Income	<u>173,886.08</u>

Expenses

6000 · Property Mgmt.-Contract	6,840.00
6005 - Owner services fee	1,800.00
6006 - Records fee	1,200.00
6010 · Property Mgmt- Administrative	7,000.00
6020 · Accounting	6,750.00
6025 · Tax Prep/Consulting	750.00
6030 · Legal Fees	-
6070 · Office supplies	200.00
6075 · Licenses and Fees	10.00
6080 · Meeting Expense	400.00
6100 · Insurance	21,960.00
6110 · Federal Tax Expense	0.00
6115 · State Tax Expense	100.00
6200 · Property Mgmt Inspections	7,000.00
6210 · Housekeeping	10,800.00
6215 · Rugs/Carpet Cleaning	3,300.00
6218 · Window Cleaning	1,200.00
6220 · Security & Fire Monitoring	3,600.00
6230 · Elevator Expense	3,250.00
6250 · Maintenance & Supplies	11,231.62
6260 · Lighting	1,000.00

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6270 · Parking Garage Expense	1,700.00
6280 · Snow Melt System	500.00
6290 · Seasonal Lighting	1,900.00
6300 · Snow Removal	14,000.00
6310 · Landscape Maintenance	3,500.00
6400 · Electricity	4,763.43
6410 · Sewer	7,085.33
6420 · Water	11,033.00
6430 · Gas	2,740.26
6440 · Television	5,589.65
6450 · Internet	1,799.77
6455 · Telephone	736.29
6460 · Trash Removal	2,500.00
6465 · Recycling	2,310.00
7010 · Capital Exp- Property Development	5,000.00
7020 · Contribution to Reserve Fund	<u>20,336.73</u>
Total Expense	<u>173,886.08</u>
Net Operating Income	0.00
 Reserve Fund:	
Income:	
8000 - Reserve income contribution	20,336.73
8010 - Interest Income, Reserve Fund	-
Total Reserve Income	<u>20,336.73</u>
 Projects to be paid for from the Reserve Fund:	
8140 - Paint metal railings	<u>1,980.00</u>
Total Reserve Fund Expenses	<u>1,980.00</u>
Reserve Fund Income (loss)	<u>18,356.73</u>
 Net Income	 18,356.73