

**CRYSTAL LAKE TOWNHOME ASSOCIATION
2021 OPERATING BUDGET
47 UNITS**

	ANNUAL TOTAL	MONTHLY TOTAL	MONTHLY PER UNIT
RESERVES			
REPLACEMENT			
Asphalt	9,080.00	756.67	16.10
Roof	11,500.00	958.33	20.39
Trees	1,682.78	140.23	2.98
Concrete	2,820.00	235.00	5.00
Total Replacement	<u>25,082.78</u>	<u>2,090.23</u>	<u>44.47</u>
DEFERRED MAINTENANCE			
Misc. Repairs	2,256.00	188.00	4.00
Painting	1,692.00	141.00	3.00
Landscape Repairs	4,593.78	382.82	8.15
Sealcoating	2,115.00	176.25	3.75
Sprinkler Repairs	1,861.00	155.08	3.30
Professional Services	400.00	33.33	0.71
Total Deferred Maintenance	<u>12,917.78</u>	<u>1,076.48</u>	<u>22.90</u>
TOTAL RESERVES	38,000.56	3,166.71	67.38
EXPENSES/CONTRACTS			
Landscape/Snow-Contract	44,858.40	3,738.20	79.54
Water	20,000.00	1,666.67	35.46
Tree Maintenance-Contract	12,555.00	1,046.25	22.26
Sprinkler Maintenance-Contract	9,900.00	825.00	17.55
Federal and State Taxes	400.00	33.33	0.71
Insurance	760.00	63.33	1.35
Office Supples/Misc.	425.00	35.42	0.75
TOTAL EXPENSES/CONTRACTS	88,898.40	7,408.20	157.62
BUDGET TOTAL	<u>126,898.96</u>	<u>10,574.91</u>	<u>225.00</u>
TOTAL MONTHLY ASSESSMENT FOR CALENDAR YEAR 2021			<u>225.00</u>

