

# Wellington III Condo-Association, Inc.

## 2019 ANNUAL BUDGET-APPROVED

	2018		2019
	Proposed	Actual	Proposed
<b>INCOME</b>			
Association Dues	\$279,912.00	\$290,368.38	\$279,912.00
Interest Income	\$110.00	\$408.40	\$0.00
NSF Fees	\$0.00	\$15.00	\$0.00
Total Income	\$280,022.00	\$290,791.78	\$279,912.00
<b>EXPENSES</b>			
Repair & Maintenance	\$5,000.00	\$3,795.28	\$4,000.00
Janitorial-Common Areas	\$55,600.00	\$59,670.85	\$60,000.00
Janitorial -Other	\$6,000.00	\$2,933.40	\$3,000.00
Janitorial Supplies	\$3,000.00	\$1,519.34	\$1,700.00
Janitorial-Windows	\$4,000.00	\$0.00	\$4,000.00
Elevator- Contract	\$5,000.00	\$4,533.95	\$4,533.95
Elevator Expenses	\$250.00	\$330.00	\$350.00
HVAC	\$5,500.00	\$16,199.51	\$10,000.00
Building Maintenance	\$9,000.00	\$0.00	\$5,000.00
Roof Repair	\$0.00	\$115.50	\$200.00
Landscaping-Contract	\$2,900.00	\$3,320.00	\$3,320.00
Landscape Repairs-Not Scheduled	\$1,000.00	\$0.00	\$500.00
Landscape Maintenance-Trees/Shrubs	\$0.00	\$715.00	\$850.00
Irrigation System Maintenance	\$40.00	\$99.00	\$150.00
Landscape/Irrigation Repair	\$200.00	\$294.50	\$300.00
Parking Lot/Sweeping	\$3,000.00	\$2,128.00	\$2,300.00
Snow Removal	\$3,000.00	\$528.00	\$2,000.00
Pest Control	\$500.00	\$149.50	\$200.00
Grounds	\$2,000.00	\$2,822.26	\$3,000.00
Security-Contract	\$3,084.00	\$3,667.00	\$3,800.00
Alarm Line	\$780.00	\$834.64	\$834.64
Electric	\$60,000.00	\$52,240.51	\$53,000.00
Gas	\$6,300.00	\$5,882.47	\$6,000.00
Water	\$4,000.00	\$3,971.90	\$4,000.00
Sewer	\$800.00	\$931.84	\$950.00
Trash	\$16,200.00	\$8,590.92	\$9,000.00
Legal	\$45.00	\$48.35	\$45.00
NSF Fees	\$0.00	\$0.00	\$0.00
Tax Preparation	\$200.00	\$400.00	\$200.00
Management	\$7,200.00	\$7,200.00	\$7,800.00
Office Expense	\$100.00	\$13.93	\$100.00
Property Taxes	\$35,000.00	\$38,072.36	\$39,000.00
Federal Taxes	\$0.00	\$7,881.29	\$8,000.00
State Taxes	\$100.00	\$5,311.00	\$5,300.00
Insurance	\$7,000.00	\$7,750.66	\$7,800.00
Improvements	\$5,000.00	\$0.00	\$0.00
Capital Reserve	\$28,002.20	\$28,000.00	\$28,000.00
Total Expenses	\$279,801.20	\$269,950.96	\$279,233.59
<b>NET INCOME</b>	\$220.80	\$20,840.82	\$678.41

Accounts as of the end of 2018-

Operating Cash: \$175,071.49

Reserve Savings Account: \$231,543.37