

JULIANNE, A CONDOMINIUM ASSOCIATION
BUDGET FORECAST

	<u>BUDGET</u> <u>August 31, 2021</u>	<u>BUDGET</u> <u>August 31, 2020</u>	<u>ACTUAL</u> <u>August 31, 2020</u>	<u>ACTUAL</u> <u>August 31, 2019</u>	<u>ACTUAL</u> <u>August 31, 2018</u>
<u>REVENUE</u>					
Common charges	171,036	171,036	128,277 (A)	150,885	171,036
Parking fees	9,840	9,840	6,270	8,760	9,750
Laundry income	17,000	17,000	16,272	18,182	16,665
Late fees and other income	1,500	1,500	12,904	10,121	1,139
Interest income	100	100	125	102	106
	<u>199,476</u>	<u>199,476</u>	<u>163,848</u>	<u>188,050</u>	<u>198,696</u>
<u>EXPENDITURES</u>					
Salaries and related costs	12,900	12,900	12,262	12,853	12,213
Payroll insurance	2,500	2,500	1,003	1,797	2,191
Electricity and gas	30,000	35,000	23,289	26,803	25,613
Water charges	17,000	17,000	15,824	14,981	14,140
Sewer fees	27,500	27,500	25,716	25,636	24,434
Supplies and materials	5,000	4,000	3,193	10,203	4,847
Repairs and maintenance	15,000	15,000	8,130	9,587	14,561
Insurance	14,000	14,000	12,589	12,336	12,671
Professional fees	6,000	5,700	8,687	5,688	5,892
Management and administration	24,000	21,000	23,100	19,150	21,010
Office expense	3,500	3,500	3,569	3,970	2,966
Real estate tax - super's unit	3,500	3,800	2,762	2,685	1,979
Franchise taxes	500	500	500	500	500
Grounds, snow plowing & removal	10,000	10,000	1,834	6,981	6,350
Other operating, licenses and permits	500	500	0	3,716	26
Transfer to reserve for capital improvements	25,000	25,000	0	0	0
	<u>196,900</u>	<u>197,900</u>	<u>142,458</u>	<u>156,886</u>	<u>149,393</u>
BUDGETED SURPLUS (DEFICIT)	<u><u>2,576</u></u>	<u><u>1,576</u></u>			
ACTUAL OPERATING SURPLUS (DEFICIT)			21,390	31,164	49,303
Parking space assignment			25,000	0	24,650
Major repairs and replacements			<u>(35,151)</u>	<u>(16,180)</u>	<u>(23,850)</u>
NET CASH FLOW			<u><u>11,239</u></u>	<u><u>14,984</u></u>	<u><u>50,103</u></u>
Deficit as a Percent of Common Charges	<u><u>-1.51%</u></u>				

(A) - Three months common charges waived during the fiscal year ending August 31, 2020.