

The Truman Annex Master POA
Profit & Loss Budget Overview
 January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Assessment Fees	
Regular Assessment Fees	995,300.00
Total Assessment Fees	995,300.00
Commercial Property Easement	15,860.00
Estoppel Fees	300.00
Excess Funds Carryover Prior Yr	135,257.00
Interest Earned	300.00
Late Charges & Misc	900.00
Rental Registration Fee	25,000.00
Right of 1st Refusal Release	30,000.00
Total Income	1,202,917.00
Gross Profit	1,202,917.00
Expense	
Administrative	
Administrative Expense	
Professional Fees	
Accounting Fees	8,400.00
Management Fee	344,083.00
General Legal	6,000.00
Collection Costs	1,200.00
Architectual & Misc Professionl	1,200.00
Total Professional Fees	360,883.00
Rent	6,600.00
Telephone	240.00
Licenses, Taxes, Permits	480.00
Office Expense	600.00
Printing	1,500.00
Postage	1,500.00
Bank Charges	1,800.00
Annual Social	15,000.00
Operating Contingency & Misc.	3,000.00
Total Administrative Expense	391,603.00
Total Administrative	391,603.00
Maintenance	
Maintenance Expenses	
Maintenance Payroll	224,083.00
Association Payroll Taxes	17,927.00
Workers Compensation	7,843.00
Payroll Processing -Maint	2,760.00
Small Equipment/Small Tools	4,800.00
Irrigation & Fountain	4,800.00
Roads & Sidewalks	2,400.00
Walls, Fences & Signs	2,400.00
R & M Gates & Controllers	2,400.00
R & M Vehicles & Equipment	9,000.00
R & M Electrical	3,600.00
R & M Plumbing	2,400.00
Paint & Supplies	3,000.00
Uniforms	600.00
Maintenance Supplies	3,000.00
Total Maintenance Expenses	291,013.00
Maintenance Reimbursement	(179,150.00)
Total Maintenance	111,863.00

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Landscape	
Outside Services	132,000.00
Exterminating - Common Property	3,600.00
Plantings	1,200.00
Sod Replacement	2,400.00
Mulch	1,200.00
Fertilization & Chemicals	1,200.00
Gasoline	300.00
	141,900.00
Security	
Security Expenses	
Payroll	327,221.00
Association Payroll Taxes	26,178.00
Workers Compensation	11,453.00
Payroll Processing - Sec	4,140.00
Telephone	3,000.00
Supplies	4,800.00
R & M Radios & Equip.	1,800.00
Uniforms & Badges	1,200.00
Education Expenses	360.00
Licenses	600.00
	380,752.00
Total Security Expenses	380,752.00
Security Reimbursement	(125,160.00)
	255,592.00
Insurance	
Fire & Property - Common Prop	2,804.00
Liability Insurance	1,959.00
Umbrella Insurance	6,788.00
D & O Insurance	2,477.00
Fidelity Bond	1,763.00
Key Man Life Insurance	828.00
	16,619.00
Total Insurance	16,619.00
Utilities	
Trash	3,300.00
Electric - Entry/Street Lights	5,700.00
Electric - Fiber Optics	4,200.00
Water - Irrigation	33,000.00
	46,200.00
Total Utilities	46,200.00
Reserves Funding Allocation	88,000.00
Bad Debt & Operating Reserve	158,178.00
	1,209,955.00
Total Expense	1,209,955.00
Net Ordinary Income	(7,038.00)
Other Income/Expense	
Other Income	
President's Lane Pool Inc/Exp	
President's Lane Pool Income	
Ltd Common Area Reimb(Non-Pool)	300.00
Ltd. Common Area Reimb's (Pool)	67,000.00
	67,300.00
Total President's Lane Pool Income	67,300.00
Total President's Lane Pool Inc/Exp	67,300.00
Total Other Income	67,300.00
Other Expense	
President's Lane Pool Expenses	

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Janitorial/Maint Supplies-Pool	1,200.00
Pool Maintenance	18,000.00
Maintenance Reimbursement Pool	18,555.00
Insurance-Property So Ct Pool	707.00
Insurance-Liability So Ct Pool	1,010.00
Electric - Pool	5,040.00
Trash	4,800.00
Water - Pool	2,400.00
Miscellaneous	1,500.00
Swimming Pool Reserve Allocatio	7,050.00
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Total President's Lane Pool Expenses	60,262.00
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Total Other Expense	60,262.00
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Net Other Income	7,038.00
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Net Income	0.00
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