Beckwith Association - Draft

Account Name	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	2027 Totals
Income													
Operating Dues	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$98,770	$1,185,238
Capital Dues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Developer Subsidy	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$100,000
Total Budgeted Operating Income	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$107,103**	**$1,285,238**
Expense													
Management fees	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	$6,250	**$75,000**
PAYROLL													
Administrative	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$8,333	$100,000
Lifestyle Experience	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$7,005	$84,061
Common Area Cleanliness	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$11,417	$137,000
Maintenance / Engineering	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$11,667	$140,000
Dedicated Services	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$1,842	$22,100
Total PAYROLL	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$40,263**	**$483,161**
INSURANCE													
Building & Content	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$5,347	$64,163
Liability	$580	$580	$580	$580	$580	$580	$580	$580	$580	$580	$580	$580	$6,958
Total INSURANCE	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$5,927**	**$71,121**
TAXES													
Real Estate Taxes	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$5,429	$65,150
Personal Property Taxes	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$2,929
Other Taxes & Assessments	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$2,987	$35,840
Total TAXES	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$8,660**	**$103,919**
TRANSPORTATION COSTS													
Vehicle Leases	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$18,000
Fuel	$90	$90	$90	$90	$90	$90	$90	$90	$90	$90	$90	$90	$1,080
Maintenance	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$720
Total TRANSPORTATION COSTS	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$1,650**	**$19,800**
OPERATIONS AND MAINTENANCE													
Signage	$182	$182	$182	$182	$182	$182	$182	$182	$182	$182	$182	$182	$2,178
Carpet Cleaning	$446	$446	$446	$446	$446	$446	$446	$446	$446	$446	$446	$446	$5,357
Janitorial & Supplies	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$1,115	$13,382
Contract: Window Cleaning	$752	$752	$752	$752	$752	$752	$752	$752	$752	$752	$752	$752	$9,025
Contract: HVAC Maintenance	$726	$726	$726	$726	$726	$726	$726	$726	$726	$726	$726	$726	$8,714
Electrical Maintenance	$441	$441	$441	$441	$441	$441	$441	$441	$441	$441	$441	$441	$5,291
Plumbing Maintenance	$596	$596	$596	$596	$596	$596	$596	$596	$596	$596	$596	$596	$7,158
Contract: Elevator Maintenance and Inspections	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$1,815	$21,785
Elevator Repairs and Maintenance	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$1,037	$12,448
Fire, Safety and Security System Maintenance	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$1,089	$13,071
Contract: Pest Control	$207	$207	$207	$207	$207	$207	$207	$207	$207	$207	$207	$207	$2,490
Contract: Trash and Waste Removal	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$2,204	$26,453
Contract: Generator Maintenance	$622	$622	$622	$622	$622	$622	$622	$622	$622	$622	$622	$622	$7,469
Contract: Central Chiller Plant Maintenance	$596	$596	$596	$596	$596	$596	$596	$596	$596	$596	$596	$596	$7,158
Lighting (incl. Light Bulbs) Maintenance	$259	$259	$259	$259	$259	$259	$259	$259	$259	$259	$259	$259	$3,112
Maintenance Tools / Supplies	$726	$726	$726	$726	$726	$726	$726	$726	$726	$726	$726	$726	$8,714
Paint Supplies	$156	$156	$156	$156	$156	$156	$156	$156	$156	$156	$156	$156	$1,867
Contract: Gym and Fitness Maintenance	$389	$389	$389	$389	$389	$389	$389	$389	$389	$389	$389	$389	$4,668
Contract: Pool Maintenance	$648	$648	$648	$648	$648	$648	$648	$648	$648	$648	$648	$648	$7,780
Pressure Cleaning	$441	$441	$441	$441	$441	$441	$441	$441	$441	$441	$441	$441	$5,291
Internet / Phone	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$3,034	$36,411
Licenses and Permits	$558	$558	$558	$558	$558	$558	$558	$558	$558	$558	$558	$558	$6,696
Total REPAIRS AND MAINTENANCE	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$18,043**	**$216,516**
LANDSCAPING / GROUNDS MAINTENANCE													
Common Area Landscaping Improvements	$0	$0	$0	$934	$934	$934	$934	$934	$0	$0	$0	$0	$4,668
Landscaping Maintenance	$0	$0	$0	$2,801	$2,801	$2,801	$2,801	$2,801	$0	$0	$0	$0	$14,004
Total LANDSCAPING / GROUNDS MAINTENANCE	**$0**	**$0**	**$0**	**$3,734**	**$3,734**	**$3,734**	**$3,734**	**$3,734**	**$0**	**$0**	**$0**	**$0**	**$18,672**
SNOW REMOVAL / SNOW PLOWING													
Snow Removal - General	$5,187	$5,187	$5,187	$0	$0	$0	$0	$0	$0	$5,187	$5,187	$5,187	$31,121
Total SNOW REMOVAL / SNOW PLOWING	**$5,187**	**$5,187**	**$5,187**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,187**	**$5,187**	**$5,187**	**$31,121**
UTILITIES													
Utilities - Electric	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$6,618	$79,414
Utilities - Gas	$255	$255	$255	$255	$255	$255	$255	$255	$255	$255	$255	$255	$3,054
Utilities - Water/Sewer	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$2,252	$27,020
Total UTILITIES	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$9,124**	**$109,488**
Reserve Account Transfer	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	$4,703	**$56,440**
Total Budgeted Operating Expense	**$99,807**	**$99,807**	**$99,807**	**$98,355**	**$98,355**	**$98,355**	**$98,355**	**$98,355**	**$94,620**	**$99,807**	**$99,807**	**$99,807**	**$1,185,238**
Total Budgeted Operating Income	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$107,103	$1,285,238
Total Budgeted Operating Expense	$99,807	$99,807	$99,807	$98,355	$98,355	$98,355	$98,355	$98,355	$94,620	$99,807	$99,807	$99,807	$1,185,238
Net Operating Income	**$7,296**	**$14,592**	**$21,888**	**$30,636**	**$39,384**	**$48,133**	**$56,881**	**$65,629**	**$78,112**	**$85,408**	**$92,704**	**$100,000**	**$100,000**

The Beckwith - Shared Components

Unit Assessment Schedule

					DRAFT	
Unit Type	**Unit #**	**Unit Sq. Ft.**	**$/SqFt**	**% of Total Sq. Ft.**	**Annual Condominium Assessment with Reserves**	**Quarterly Condominium Assessment with Reserves**
Gothic - ADA	333	944	$1.21	1.1557%	$13,697.48	$ 3,424.37
Gothic	433	939	$1.21	1.1496%	$13,624.93	$ 3,406.23
Gothic	533	926	$1.21	1.1336%	$13,436.30	$ 3,359.07
Gothic	613	951	$1.21	1.1642%	$13,799.05	$ 3,449.76
Irwin	337	907	$1.21	1.1104%	$13,160.61	$ 3,290.15
Irwin	339	926	$1.21	1.1336%	$13,436.30	$ 3,359.07
Irwin	437	907	$1.21	1.1104%	$13,160.61	$ 3,290.15
Irwin	439	926	$1.21	1.1336%	$13,436.30	$ 3,359.07
Irwin	537	907	$1.21	1.1104%	$13,160.61	$ 3,290.15
Irwin	539	926	$1.21	1.1336%	$13,436.30	$ 3,359.07
Irwin	619	907	$1.21	1.1104%	$13,160.61	$ 3,290.15
Irwin	621	926	$1.21	1.1336%	$13,436.30	$ 3,359.07
Floresta	219	1,395	$1.21	1.7078%	$20,241.50	$ 5,060.38
Floresta	330	1,338	$1.21	1.6380%	$19,414.43	$ 4,853.61
Floresta	430	1,388	$1.21	1.6992%	$20,139.93	$ 5,034.98
Floresta	530	1,388	$1.21	1.6992%	$20,139.93	$ 5,034.98
Floresta	602	1,412	$1.21	1.7286%	$20,488.17	$ 5,122.04
Floresta	606	1,385	$1.21	1.6956%	$20,096.40	$ 5,024.10
Floresta	610	1,386	$1.21	1.6968%	$20,110.91	$ 5,027.73
Hancock	335	1,397	$1.21	1.7102%	$20,270.52	$ 5,067.63
Hancock	435	1,397	$1.21	1.7102%	$20,270.52	$ 5,067.63
Hancock	535	1,395	$1.21	1.7078%	$20,241.50	$ 5,060.38
Hancock	615	1,405	$1.21	1.7200%	$20,386.60	$ 5,096.65
Pearl	226	1,671	$1.21	2.0457%	$24,246.27	$ 6,061.57
Pearl	344	1,669	$1.21	2.0432%	$24,217.25	$ 6,054.31
Pearl	444	1,669	$1.21	2.0432%	$24,217.25	$ 6,054.31
Pearl	542	1,669	$1.21	2.0432%	$24,217.25	$ 6,054.31
Reno	225	1,779	$1.21	2.1779%	$25,813.36	$ 6,453.34
Reno	343	1,778	$1.21	2.1767%	$25,798.85	$ 6,449.71
Reno	443	1,778	$1.21	2.1767%	$25,798.85	$ 6,449.71
Reno	541	1,778	$1.21	2.1767%	$25,798.85	$ 6,449.71
Tincup	331	1,415	$1.21	1.7323%	$20,531.70	$ 5,132.93
Tincup	431	1,415	$1.21	1.7323%	$20,531.70	$ 5,132.93
Tincup	531	1,415	$1.21	1.7323%	$20,531.70	$ 5,132.93
Tincup	611	1,416	$1.21	1.7335%	$20,546.21	$ 5,136.55
Yule	220	1,856	$1.21	2.2722%	$26,930.63	$ 6,732.66
Yule- ADA	540	1,845	$1.21	2.2587%	$26,771.02	$ 6,692.76
Yule	620	1,867	$1.21	2.2856%	$27,090.24	$ 6,772.56
Anthracite	322	2,567	$1.21	3.1426%	$37,247.27	$ 9,311.82
Anthracite	422	2,567	$1.21	3.1426%	$37,247.27	$ 9,311.82
Anthracite	522	2,566	$1.21	3.1414%	$37,232.76	$ 9,308.19
Anthracite	605	2,567	$1.21	3.1426%	$37,247.27	$ 9,311.82
Hasley	336	3,054	$1.21	3.7388%	$44,313.66	$ 11,078.41
Hasley	436	3,054	$1.21	3.7388%	$44,313.66	$ 11,078.41
Star	607	2,247	$1.21	2.7508%	$32,604.06	$ 8,151.01
Trailrider	340	2,318	$1.21	2.8378%	$33,634.27	$ 8,408.57
Trailrider	440	2,318	$1.21	2.8378%	$33,634.27	$ 8,408.57
Maroon	536	3,514	$1.21	4.3019%	$50,988.28	$ 12,747.07
Maroon	616	3,514	$1.21	4.3019%	$50,988.28	$ 12,747.07
	Total	**81,684**	**$1.21**	**100.0000%**	**$1,185,238.00**	**$ 296,309.50**