

MacArthur Beach Racquet Club
Proposed Budget
January 1 to December 31, 2021

	2020 Approved Budget	2021 Proposed Budget
Income		
1000 · Maintenance Fees	575,749	606,000
1100 · Reserves	148,250	118,000
1200 · Operating Interest	0	0
1300 · Rental/Sales Applications	3,000	0
1350 · Rental Income	18,000	0
1400 · Miscellaneous	0	0
1425 · Surplus Rollover	16,010	30,000
1450 · Laundry Income	0.00	0
Total Income	761,009	754,000
Expense		
Administrative		
2150 · Accounting	7,000	6,500
2300 · Fees/Dues, etc.	2,350	3,000
2400 · Legal - Assn.	6,000	5,000
2450 · Management (Tom O.)	66,675	68,675
2500 · Office Expenses	3,000	3,000
2525 · Office Manager (MGMT CO)	18,000	18,000
2550 · Maintenance Staff	19,000	18,000
2600 · Payroll Taxes	8,000	8,000
2650 · Phone	5,000	4,000
2675 · Phone Cellular	1,200	1,400
2700 · Miscellaneous	8,000	0
2750 · Web site	2,000	2,000
Total Administrative	146,225	137,575
Building Maintenance		
3100 · Repairs	70,000	65,000
3150 · Supplies	9,000	9,000
3175 · Pest Control	9,000	5,000
3250 · Fire Alarm	5,000	7,000
3275 · Phone (Fire Alarm)	1,000	0
Total Building Maintenance	94,000	86,000
Elevator		
4100 · Contract	3,300	6,800
4150 · Repairs	1,500	0
4250 · Phone	2,000	0
Total Elevator	6,800	6,800

MacArthur Beach & Raquest Club
Proposed Reserves
January 1 - December 31, 2021

Updated October 8, 2020

	Last Completed When/Who/Cost	2020 Budgeted Reserve	Estimated Full Cost To Complete	Useful Life	12/31/2020 Remaining Life	12/31/2020 Projected Balance	2021 Budgeted Adjustments	2021 Budgeted Reserve	2021 Reserve Funding	2021 Projected Ending
8010	Mid-Rise Buildings									
8010.01	Membrane Roof	\$ 4,700	\$ 42,000	20	2	\$ 37,300		\$ 2,350	\$ 2,350	\$ 39,650
8010.02	Asphalt Shingle Roof MR	\$ 2,000	\$ 45,000	20	7	\$ 31,000		\$ 2,000	\$ 2,000	\$ 33,000
8010.03	Exterior Paint & Waterproofing	2020 Artistry Painting, \$30,000	\$ 10,000	\$ 38,000	8	8	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
8010.04	MR Impact Windows (30) Landings & Steps	2020 Dan Rutkowski, \$51,000	\$ 5,000	\$ 60,000	30	30	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
			\$ 400,000	7	4		\$ -	\$ 16,350	\$ 16,350	\$ 16,350
	Mid Rise Building Total	\$ 21,700	\$ 585,000			\$ 68,300	\$ -	\$ 27,700	\$ 27,700	\$ 96,000
8020	Low Rise Buildings									
8020.01	Membrane Roof	\$ 9,000	\$ 189,000	20	19	\$ 19,000		\$ 9,000	\$ 9,000	\$ 28,000
8020.02	Asphalt Shingle Roof LR	\$ 9,000	\$ 190,000	20	6	\$ 133,000		\$ 9,000	\$ 9,000	\$ 142,000
8020.03	Exterior Paint & Waterproofing	\$ 15,000	\$ 90,000	8	7	\$ 39,000		\$ 8,000	\$ 8,000	\$ 47,000
8020.03	LR - Upstairs Railings/30 Decks	2020 Eric's Painting, \$17,475						\$ -	\$ -	\$ -
8020.05	LR Railings	\$ 2,000	\$ 90,000	40	39	\$ -		\$ -	\$ -	\$ -
8020.06	LR Termite Extermination LR Windows	1989, 2019 \$40,000	\$ (2,000)	\$ 50,000	25	25	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
	Low Rise Building Total	\$ 33,000	\$ 609,000			\$ 191,000	\$ -	\$ 28,000	\$ 28,000	\$ 219,000
8030	High Rise Building									
8030.01	Membrane Roof HR	\$ 7,000	\$ 150,000	20	9	\$ 90,000		\$ 7,000	\$ 7,000	\$ 97,000
8030.02	Asphalt Shingle Roof HR	\$ 2,500	\$ 50,000	20	9	\$ 30,500		\$ 2,500	\$ 2,500	\$ 33,000
8030.03	Exterior Paint & Waterproofing	2020 Artistry Painting,\$55,000	\$ 10,500	\$ 55,000	8	8	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
8030.03	HR Exterior Paint Railings/Porche	2020 Bishops Alum,\$51,000	\$ 51,000	\$ 60,000	8	8	\$ -	\$ 7,000	\$ 7,000	\$ 7,000
8030.04	Interior Finishes/Landings		\$ 1,500	\$ 40,000	25	5	\$ 33,900	\$ 1,500	\$ 1,500	\$ 35,400
8030.05		Life of the Building/Railings	\$ 14,000		40	40		\$ -	\$ -	\$ -
8030.06	HR Cast Iron Removal	Laundry Stacks	\$ 1,000	\$ 20,000	20	19	\$ 2,000	\$ 1,000	\$ 1,000	\$ 3,000
8030.07	HR Elevator		\$ 53,900	\$ 75,000	35	10	\$ 55,900	\$ 2,150	\$ 2,150	\$ 58,050
8030.08	HR Impact Windows (114)		\$ 6,800	\$ 136,800	20	19	\$ 13,800	\$ 6,800	\$ 6,800	\$ 20,600
	High Rise Building Total	\$ 148,200	\$ 586,800			\$ 226,100	\$ -	\$ 34,950	\$ 34,950	\$ 261,050
8040	Site Improvements									
8040.01	Asphalt, Mill and Repave	\$ 4,000	\$ 79,000	20	13	\$ 31,700		\$ 4,000	\$ 4,000	\$ 35,700
8040.02	Pool Reconditioned Cement Sidewalks Replaced	\$ 2,600	\$ 100,000	20	1	\$ 55,930	\$ 30,000	\$ 13,950	\$ 43,950	\$ 99,880
8040.03	Sewer Line	\$ 900	\$ 45,000	50	7	\$ 39,700		\$ 900	\$ 900	\$ 40,600
8040.04	Tennis Courts Resurface	\$ 6,800	\$ 22,000	6	2	\$ 15,299		\$ 6,800	\$ 6,800	\$ 22,099
8040.05						\$ -		\$ -	\$ -	\$ -
8040.06	Aluminum Fence/Gates	\$ 1,700	\$ 16,000	10	9	\$ 2,700		\$ 1,700	\$ 1,700	\$ 4,400
	Site Improvements Total	\$ 16,000	\$ 287,000			\$ 145,329	\$ 30,000	\$ 27,350	\$ 57,350	\$ 202,679
	Total Asset Summary	\$ 218,900	\$ 2,067,800			\$ 630,729	\$ 30,000	\$ 118,000	\$ 148,000	\$ 778,729