

## Tower 2 Budget for 2020

**Estimating income for 2020:** I have taken 2019 income minus special assessment income and minus any extraordinary income (purchase of unit and paying off of previous owner’s arrears). Taking that approach our yearly income would be **\$121,428.47 (\$10,119.04 x 12)**.

**Estimating Expenses for 2020** should take into account our average monthly Calafia shared expenses **\$6972.00** and our own average additional expenses incurred only by Tower 2 **\$1,035.00**. Finally we have infrastructure expenses incurred by Calafia as a whole to which each Regime contributes based on number of units. Of course there is always the possibility of unanticipated expenses so we should have a buffer in case those arise during the year.

**Budget Forecast for 2020** will take into account each of the expense categories as well as income. It will also take into account projects identified by the current VC as priorities. Potential cost increases will be built in. The Budget is basically a not to exceed approval mechanism whereby the VC can manage and initiate projects as long as they fall within the approved Budget. If expenses are above approved amounts a General Assembly will need to be called in order to authorize the expenditure(s). Since we are required to have a general assembly in six months’ time a report on where we are compared to the Budget authorized would be presented and any adjustments voted on.

<b>Tower 2 Budget for 2020 (US Dollars)</b>			
			Income Based on 2019 average
			<b>\$ 121,428.47</b>
	Per Month	5% increase	Year 2020
Standard Shared Expenses	<b>\$ 6,972.00</b>	<b>\$ 348.60</b>	<b>\$ 87,847.20</b>
Tower 2 only expenses	<b>\$ 1,035.00</b>	<b>\$ 51.75</b>	<b>\$ 13,041.00</b>
Infrastructure expenses Shared 2019			<b>\$ 6,671.00</b>
			<b>\$ 107,559.20</b>
		Available to spend	<b>\$ 13,869.27</b>
		Current Reserves	<b>\$ 12,788.01</b>
		<b>Cash Available</b>	<b>\$ 26,657.28</b>
	<b>Projects Tower 2 2020</b>		

		Fixing Water drainpipe on south side	\$ 5,000.00
		Water System Redo	\$ 8,000.00
		Diesel Engine Repair split with T3	\$ 7,500.00
		<b>Total cost of projects</b>	<b>\$ 20,500.00</b>
		Reserves 1/1/2021	\$ 6,157.28
		<b>Hold off until after June 2020 or 2021</b>	
		P1 level drainage repair	\$ 1,712.00
		P2 level drainage repair	\$ 5,191.00
			<b>\$ 6,903.00</b>

Write down 2018 special assessment bad debt for building insurance for those who did not pay.