

2022 Budget

	TOTAL
	Jan - Dec 22
Ordinary Income/Expense	
Income	
Assessment Revenue	
3000 · Homeowner Fees	1,495,194.52
3003 · Investor - Monthly -\$60	103,680.00
3004 · Investor - Annual - \$250	36,000.00
3020 · Late Fees	6,000.00
3030 · Interest Income Reserve	360.00
3060 · Legal Exp- Reimb	600.00
3075 · Move In/Out Fee	2,000.00
3090 · Fines	1,750.00
Total Assessment Revenue	1,645,584.52
Other Revenue	
3240 · Access Cards	4,500.00
3281 · Laundry Income	7,800.00
3285 · Vending Machine	1,200.00
3949 · Maintenance (Income)	4,200.00
3966 · Tower Income	30,500.00
Total Other Revenue	48,200.00
Total Income	1,693,784.52
Gross Profit	1,693,784.52
Expense	
Administrative Expense	
4000 · Bank Charges	0.00
4010 · Insurance	89,000.00
4020 · Management Expense	85,356.00
4028 · Accounting Fees	1,150.00
4030 · Legal Fees	5,000.00
4035 · Legal - Retainer	975.00
4041 · Office & Admin Expense On Site	1,100.00
4050 · Postage-Onsite	0.00
4081 · Telephone - Mobile	1,200.00
4085 · Website	391.00
4090 · Email	144.00
4210 · Property Manager Pay & Benefits	38,700.00
4215 · Maintenance Salary & Benefits	36,500.00
4305 · Concierge Services	224,000.00
4415 · Meeting Expenses	2,700.00
4600 · Interest Bank Loan	21,000.00
Total Administrative Expense	507,216.00
Janitorial Expense	
5041 · Janitorial Contract	56,500.00
5090 · Misc. Property Supplies	2,250.00
Total Janitorial Expense	58,750.00

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Recreation Expense	
6000 · Pool Contract	5,965.00
6002 · Pool Ambassador	1,800.00
6005 · Pool Supplies	1,025.00
6010 · Pool Permit	525.00
6015 · Pool Repairs	900.00
6202 · Fitness Equipment Maint.	50.00
Total Recreation Expense	10,265.00
Repairs & Maintenance Expense	
7000 · Plumbing Repairs	30,000.00
7010 · Interior Enhancement	10,800.00
7055 · Boiler Inspection	12,000.00
7022 · Window Cleaning	1,050.00
7059 · Elevator Contract	20,000.00
7060 · Elevator Repair & Maintenance	28,500.00
7065 · Elevator Inspection	930.00
7070 · Building Repair & Maintenance	2,600.00
7075 · Building Supplies	9,200.00
7080 · HVAC Contract	6,480.00
7085 · HVAC Repairs	35,000.00
7305 · Pest Control	5,650.00
7377 · Water Treatment	3,600.00
8070 · Contract Labor	1,900.00
8150 · A-tow	200.00
8250 · Water removal	6,000.00
Repairs & Maintenance Expense - Other	320.00
Total Repairs & Maintenance Expense	174,230.00
Safety Expense	
7416 · Fire Safety Inspection	1,500.00
7442 · Police Officer Expense	43,700.00
Total Safety Expense	45,200.00
Utility Expense	
7086 · Electrical	7,000.00
8000 · Utilities - Electric	220,500.00
8010 · Utilities - Gas	154,000.00
8020 · Utilities - Water / Sewer	224,400.00
8035 · Utilities - Trash	19,000.00
8037 · Utilities - Recycling	2,900.00
8045 · Utilities - Cable TV	102,100.00
8050 · Utilities - Phone	6,000.00
Total Utility Expense	735,900.00
9110 · Depreciation Expense	397.26
Total Expense	1,531,958.26
Net Ordinary Income	161,826.26
Other Income/Expense	

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Other Expenses	
9500	
9550 Reserve Transfer	84,000.00
Total Other Expense	<u>84,000.00</u>
Other Income	
7500 · Insurance Payouts	
7500.1 · Insurance Customer Refunds	0.00
7500.2 · Insurance Payments Received	0.00
Total 7500 · Insurance Payouts	<u>0.00</u>
Total Other Income/Expense	<u>84,000.00</u>
Net Other Income/Expenses	<u>84,000.00</u>
Net Income	<u><u>77,826.26</u></u>