

	2021		2022		2022	2023	%
	Actual	Budget	Budget	Projected	Proposed		Change
<b>Income</b>							
<u>Income-Assessments</u>							
4010 - ASSESSMENT INCOME	\$1,137,305.23	\$1,137,302.00	\$1,155,069.29	\$ 1,155,071.13	\$1,169,000.00		1%
5910 - CONTRIBUTION TO/(FROM) RESERVES	(\$349,999.70)	(\$350,000.00)	(\$362,819.29)	\$ (362,819.29)	(\$375,000.00)		3%
<u>Total Income-Assessments</u>	\$787,305.53	\$787,302.00	\$792,250.00	\$792,251.84	\$794,000.00		0%
<u>Income-Other</u>							
4040 - UMBRELLA ASSESSMENT INCOME	\$739,781.32	\$739,790.00	\$778,922.05	\$ 778,920.29	\$803,310.00		3%
<u>Total Income-Other</u>	\$739,781.32	\$739,790.00	\$778,922.05	\$778,920.29	\$803,310.00		3%
<u>Income-Ancillary</u>							
4230 - CABLE/SAT INCOME	\$3,600.00	\$6,600.00	\$6,000.00	\$ 25,041.01	\$17,000.00		183%
4320 - KEYS/TRANSMITTERS INCOME	\$3,329.00	\$1,250.00	\$1,200.00	\$ 3,277.00	\$2,500.00		108%
<u>Total Income-Ancillary</u>	\$6,929.00	\$7,850.00	\$7,200.00	\$28,318.01	\$19,500.00		171%
<u>Income-Fees</u>							
4310 - LATE FEE/NSF FEE	(\$190.00)	\$2,000.00	\$0.00	\$ 25.00			
4350 - REPAIRS CHARGED TO OWNERS/TENANTS	\$13,721.70	\$0.00	\$0.00	\$ (32.00)			
4380 - MOVE IN/MOVE OUT INCOME	\$9,050.00	\$6,000.00	\$5,000.00	\$ 5,466.64	\$5,000.00		0%
4395 - REAL ESTATE TAX APPEAL	\$3,915.25	\$0.00		\$ -			-100%
<u>Total Income-Fees</u>	\$26,496.95	\$8,000.00	\$5,000.00	\$5,459.64	\$5,000.00		
<u>Income-Misc</u>							
4590 - MISCELLANEOUS INCOME			\$0.00				
4610 - INTEREST INCOME	\$793.08	\$0.00	\$0.00	\$ 0.07			
<u>Total Income-Misc</u>	\$793.08	\$0.00	\$0.00	\$0.07	\$0.00		
<b>Total Income</b>	<b>\$1,561,305.88</b>	<b>\$1,542,942.00</b>	<b>\$1,583,372.05</b>	<b>\$1,604,949.85</b>	<b>\$1,621,810.00</b>		<b>2%</b>
<b>Expense</b>							
<u>Expense-Repair &amp; Maintenance</u>							
5410 - EXTERMINATING	\$6,169.00	\$8,700.00	\$8,000.00	\$ 8,237.64	\$8,000.00		0%
5415 - ELEVATOR CONTRACTS & REPAIRS	\$84,894.35	\$43,600.00	\$45,000.00	\$ 52,241.95	\$45,000.00		0%
5417 - ELEVATOR FEES/PERMITS	\$1,500.00	\$7,400.00	\$5,000.00	\$ 1,666.64	\$3,500.00		-30%
5420 - FIRE/SAFETY EXPENSES	\$29,182.34	\$51,750.00	\$50,000.00	\$ 36,521.38	\$38,000.00		-24%
5425 - PARKING/GARAGE/ROADS	\$4,462.35	\$2,500.00	\$3,000.00	\$ 10,509.40	\$5,000.00		67%
5430 - PLUMBING/SEWER EXPENSES	\$18,543.94	\$18,000.00	\$18,000.00	\$ 16,128.00	\$14,000.00		-22%
5432 - BOILER MAINTENANCE & REPAIRS	\$0.00	\$5,000.00	\$5,000.00	\$ 1,666.64	\$5,000.00		0%
5435 - HVAC CONTRACT & SUPPLIES	\$8,487.03	\$22,600.00	\$22,600.00	\$ 12,237.29	\$15,000.00		-34%
5440 - SECURITY/INTERCOM EXPENSES	\$6,263.58	\$1,500.00	\$1,500.00	\$ 867.92	\$1,500.00		0%
5445 - WINDOW WASHING	\$7,550.00	\$8,100.00	\$10,000.00	\$ -	\$10,000.00		0%
5455 - DOORS & WINDOWS	\$5,911.81	\$1,500.00	\$1,500.00	\$ 3,137.63	\$2,500.00		67%
5460 - JANITORIAL SUPPLIES & EQUIPMENT	\$1,787.08	\$0.00	\$500.00	\$ 470.97	\$500.00		0%
5464 - REPAIRS TO UNITS			\$0.00				
5466 - DRYER VENT CLEANING	\$11,756.00	\$0.00	\$0.00	\$ 285.00	\$1,000.00		
5468 - ELECTRIC REPAIRS & MAINTENANCE	\$1,638.06	\$1,500.00	\$1,500.00	\$ 5,113.48	\$1,000.00		-33%
5470 - COMMON AREA LIGHTING	\$1,894.71	\$0.00		\$ -	\$3,500.00		
5472 - CARPET/TILE CLEANING	\$0.00	\$250.00	\$1,500.00	\$ 1,650.00	\$9,000.00		500%
5475 - INTERIOR PAINTING/DECORATING	\$8,493.52	\$8,000.00	\$15,000.00	\$ 12,741.84	\$13,000.00		-13%
5478 - MAINTENANCE EQUIP REPAIR, TOOL, REP, REPL	\$295.51	\$750.00	\$750.00	\$ 1,769.96	\$1,500.00		100%
5498 - GENERAL REPAIRS	(\$133.36)	\$2,000.00	\$2,000.00	\$ 2,094.72	\$2,000.00		0%
5515 - EXTERIOR MAINTENANCE			\$0.00	\$ 10,570.00	\$10,000.00		
5520 - ROOFING MAINTENANCE & REPAIR	\$6,685.00	\$24,000.00	\$15,000.00	\$ 7,000.00	\$7,500.00		-50%
5590 - MAINTENANCE CONTINGENCY	(\$7,700.00)	\$7,500.00	\$5,000.00	\$ 10,856.64	\$10,000.00		100%
<u>Total Expense-Repair &amp; Maintenance</u>	\$197,680.92	\$214,650.00	\$210,850.00	\$195,767.10	\$206,500.00		-2%



	2021		2022		2022	2023	%
	Actual	Budget	Budget	Projected	Proposed		Change
<u>Expense-Utilities</u>							
5110 - ELECTRICITY	\$108,665.12	\$90,000.00	\$100,000.00	\$ 125,442.47	\$125,000.00		25%
5120 - GAS	\$63,270.15	\$50,000.00	\$60,000.00	\$ 65,116.01	\$65,000.00		8%
5130 - WATER & SEWER	\$129,106.05	\$150,000.00	\$150,000.00	\$ 135,959.32	\$130,000.00		-13%
5320 - SCAVENGER SERVICE	\$23,851.35	\$10,000.00	\$14,000.00	\$ 32,349.05	\$35,000.00		150%
<u>Total Expense-Utilities</u>	<u>\$324,892.67</u>	<u>\$300,000.00</u>	<u>\$324,000.00</u>	<u>\$358,866.85</u>	<u>\$355,000.00</u>		<u>10%</u>
<u>Expense-Payroll</u>							
5025 - MAINTENANCE PAYROLL	\$5,359.71	\$0.00		\$ -			
5030 - MAINTENANCE CONTRACT	\$46,857.47	\$46,858.00	\$50,000.00	\$ 51,879.14	\$52,000.00		4%
5035 - JANITORIAL CONTRACTED	\$112,983.26	\$100,654.00	\$110,000.00	\$ 102,666.64	\$106,000.00		-4%
<u>Total Expense-Payroll</u>	<u>\$165,200.44</u>	<u>\$147,512.00</u>	<u>\$160,000.00</u>	<u>\$154,545.78</u>	<u>\$158,000.00</u>		<u>-1%</u>
<u>Expense-Administrative</u>							
5610 - UMBRELLA ASSESSMENTS	\$739,293.32	\$739,790.00	\$778,922.05	\$ 778,922.05	\$803,310.00		3%
5710 - INSURANCE PREMIUM	\$78,753.60	\$66,500.00	\$84,500.00	\$ 77,676.34	\$71,000.00		-16%
5715 - MANAGEMENT FEE	\$0.00	\$16,350.00		\$ -	\$0.00		
5722 - PROF FEES - ACCOUNTING/ AUDITING	\$7,008.00	\$2,900.00	\$3,500.00	\$ 2,166.64	\$3,500.00		0%
5723 - PROF FEES - ENGINEERING	\$10,220.21	\$5,000.00		\$ -			
5724 - PROF FEES - LEGAL	\$17,486.04	\$28,000.00	\$5,000.00	\$ 8,302.64	\$8,000.00		60%
5728 - TELEPHONE & INTERNET	\$300.97	\$0.00	\$12,000.00	\$ 11,186.15	\$12,000.00		0%
5730 - BANK FEE CHARGES	\$83.00	\$0.00	\$250.00	\$ 211.36	\$250.00		0%
5735 - FEES AND PERMITS	\$6,266.88	\$500.00	\$250.00	\$ 83.36	\$150.00		-40%
5740 - PRINTING & COPIER EXPENSE	\$1,742.72	\$500.00	\$500.00	\$ 965.60	\$1,000.00		100%
5745 - POSTAGE & DELIVERY	\$1,455.49	\$500.00	\$500.00	\$ 883.80	\$900.00		80%
5748 - SIGNS AND DIRECTORY	\$2,679.65	\$0.00	\$500.00	\$ 166.64	\$250.00		-50%
5795 - MISC ADMIN EXPENSE	\$642.24	\$100.00	\$100.00	\$ 33.36	\$100.00		0%
5800 - ASSOCIATION MEETING EXPENSE			\$0.00	\$ 750.00	\$850.00		
<u>Total Expense-Administrative</u>	<u>\$865,932.12</u>	<u>\$860,140.00</u>	<u>\$886,022.05</u>	<u>\$881,347.94</u>	<u>\$901,310.00</u>		<u>2%</u>
<u>Expense-Other</u>							
5865 - BAD DEBT EXPENSE	\$0.00	\$5,000.00	\$2,500.00	\$ 833.36	\$1,000.00		-60%
5902 - CASUALTY LOSS - RECOVERY	(\$5,000.00)	\$0.00	\$0.00	\$ (4,146.57)	\$0.00		
<u>Total Expense-Other</u>	<u>(\$5,000.00)</u>	<u>\$5,000.00</u>	<u>\$2,500.00</u>	<u>(\$3,313.21)</u>	<u>\$1,000.00</u>		<u>-60%</u>
<b>Total Expense</b>	<b>\$1,548,706.15</b>	<b>\$1,527,302.00</b>	<b>\$1,583,372.05</b>	<b>\$1,587,214.46</b>	<b>\$1,621,810.00</b>		<b>2%</b>
<b>Operating Net Income</b>	<b>\$12,599.73</b>	<b>\$15,640.00</b>	<b>\$0.00</b>	<b>\$17,735.39</b>	<b>\$0.00</b>		



	2021		2022	2022	2023	%
	Actual	Budget	Budget	Projected	Proposed	Change
<b>Reserve Income</b>						
7110 - CONTRIBUTION TO/(FROM) RESERVE	\$349,999.70	\$350,000.00	\$362,819.29	\$ 362,819.29	\$375,000.00	3%
7115 - SPECIAL ASSESSMENT INCOME			\$0.00	\$ 988,958.95		
7190 - INTEREST INCOME	\$5,311.44	\$0.00	\$0.00	\$ 5,926.46		
<b>Total Reserve-Income</b>	<b>\$355,311.14</b>	<b>\$350,000.00</b>	<b>\$362,819.29</b>	<b>\$1,357,704.70</b>	<b>\$375,000.00</b>	<b>3%</b>
<b>Reserve Expense</b>						
8030 - BANK FEE	\$471.00	\$0.00	\$0.00	\$ 41.00		
8410 - FIRE/SAFETY	\$13,029.15	\$0.00	\$0.00	\$ 1,909.20		
8430 - PLUMBING AND DOMESTIC HOT WATER	\$10,959.00	\$0.00	\$0.00	\$ 39,167.00		
8435 - HVAC REPLACEMENTS	\$48,750.00	\$0.00	\$0.00	\$ 55,026.00		
8455 - DOORS & WINDOWS	\$23,894.00	\$0.00	\$30,000.00	\$ 32,841.50	\$40,000.00	33%
8460 - ELEVATORS	\$176,866.00	\$0.00	\$0.00	\$ 2,500.00		
8525 - SECURITY SYSTEMS	\$113,699.24	\$0.00	\$0.00	\$ 62,564.37		
8530 - ROOFING	\$54,286.00	\$0.00	\$0.00	\$ 796,919.79		
8570 - PARKING/GARAGE IMPROVEMENTS			\$0.00	\$ 5,362.00		
8726 - PROF FEES - ENGINEERING	\$11,500.00	\$0.00	\$15,000.00	\$ 5,000.00	\$15,000.00	0%
8727 - BANK LOAN FEES			\$0.00	\$ 2,500.00		
8731 - INTEREST EXPENSE			\$0.00	\$ 2,784.58		
<b>Total Reserve-Expense</b>	<b>\$453,454.39</b>	<b>\$0.00</b>	<b>\$45,000.00</b>	<b>\$1,006,615.44</b>	<b>\$55,000.00</b>	<b>22%</b>
<b>Reserve Net Income</b>	<b>\$453,454.39</b>	<b>\$0.00</b>	<b>\$317,819.29</b>	<b>\$351,089.26</b>	<b>\$320,000.00</b>	<b>1%</b>