

## 23-24 Budget Final

				Aug '21 - Jul 22	Aug '22 - Jul 23	23-24
<b>Ordinary Income/Expense</b>						
<b>500 · REVENUES</b>						
			501 · OP Dues	112,117.18	134,133.88	<b>139,302.01</b>
			515 · Miscellaneous Income	-0.27	10.00	<b>0.00</b>
			530 · Locker Rental	3,107.01	3,165.12	<b>3,000.00</b>
			540 · Extra Parking	1,520.00	1,140.00	<b>1,100.00</b>
			<b>Total 500 · REVENUES</b>	<b>116,743.92</b>	<b>138,449.00</b>	<b>143,402.01</b>
			<b>Total Income</b>	<b>116,743.92</b>	<b>138,449.00</b>	<b>143,402.01</b>
			<b>Gross Profit</b>	<b>116,743.92</b>	<b>138,449.00</b>	<b>143,402.01</b>
			<b>Expense</b>			
<b>600 · ADMINISTRATIVE EXPENSE</b>						
			613 · Merchant deposit fees	439.00	738.10	<b>750.00</b>
			614 · Professional Fees	300.00	0.00	<b>0.00</b>
			606 · Postage and box rental	148.00	242.00	<b>152.00</b>
			601 · Accountant	852.50	375.00	<b>400.00</b>
			603 · Management Fees	16,090.32	13,213.20	<b>17,100.00</b>
			605 · Office Supplies - Admin	1,347.24	32.95	<b>0.00</b>
			610 · Corporate Filing Fee/Taxes	30.00	0.00	<b>10.00</b>
			611 · Insurance Premiums			
			Harimann reimbursement	-4,207.63	-3,473.13	<b>-12,784.00</b>
			611 · Insurance Premiums - Total	15,316.68	23,496.95	<b>35,024.00</b>
			<b>Total 611 · Christophe Ins. Premiums</b>	<b>11,109.05</b>	<b>20,023.82</b>	<b>22,240.00</b>
			<b>Total 600 · ADMINISTRATIVE EXPENSE</b>	<b>30,316.11</b>	<b>34,625.07</b>	<b>40,652.00</b>
<b>700 · COMMON AREA</b>						
<b>CLEANING &amp; MAINTENANCE</b>						
			820 · Window Cleaning	0.00	1,200.00	<b>1,400.00</b>
			808 · Maintenance Boiler	7,092.24	611.09	<b>1,100.00</b>
			803 · Clean/Upkeep Labor	9,045.00	8,496.25	<b>9,220.00</b>
			805 · Maint/Repairs Labor	4,800.58	4,569.69	<b>4,950.00</b>
			806 · Maint/Repairs Supplies	1,801.92	1,044.16	<b>1,200.00</b>
			807 · Maintenance - Elevator	3,935.54	2,303.03	<b>2,800.00</b>
			810 · Chimney Cleaning	1,106.00	1,288.00	<b>1,400.00</b>
			815 · Snow Removal - Common Area	7,091.07	14,937.26	<b>15,000.00</b>
			818 · Snowmelt Sys. Maint.	1,495.89	93.75	<b>250.00</b>
			<b>Total CLEANING &amp; MAINTENANCE</b>	<b>36,368.24</b>	<b>34,543.23</b>	<b>37,320.00</b>
<b>701 · UTILITIES</b>						
			702 · Alarm - Common Area	1,464.48	550.00	<b>566.50</b>
			703 · Alarm - Elevator - Common Area	1,844.74	0.00	<b>0.00</b>
			705 · Electricity - Common Area	10,371.95	10,855.25	<b>10,500.00</b>
			710 · Natural Gas - Common Area	11,577.45	15,896.76	<b>13,750.00</b>
			715 · Fire Sprinkler - Common Area	3,635.61	1,757.23	<b>1,850.00</b>
			716 · Telephone - Common Area	611.22	580.40	<b>698.04</b>
			717 · Water & Sewer - Common Area	20,032.12	17,485.82	<b>21,800.00</b>
			718 · Trash - Common Area	4,859.85	4,058.13	<b>5,324.12</b>
			<b>Total 701 · UTILITIES</b>	<b>54,397.42</b>	<b>51,183.59</b>	<b>54,488.66</b>

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				Aug '21 - Jul 22	Aug '22 - Jul 23	23-24
			<b>750 · LANDSCAPE</b>			
			751 · Landscape Maintenance	6,697.30	4,684.06	<b>6,800.00</b>
			754 · Flowers	0.00	1,187.36	<b>1,200.00</b>
			755 · Herbicides/Fertilize	65.00	216.10	<b>250.00</b>
			761 · Sprinkler System	215.00	292.00	<b>320.00</b>
			<b>Total 750 · LANDSCAPE</b>	<b>6,977.30</b>	<b>6,379.52</b>	<b>8,570.00</b>
			<b>Total 700 · COMMON AREA</b>	<b>97,742.96</b>	<b>92,106.34</b>	<b>100,378.66</b>
			<b>850 · Spa &amp; Pool EXPENSES</b>			
			866 · Spa/Pool Electricity - Rec	6,083.08	6,268.44	<b>6,520.00</b>
			<b>Total 865 · UTILITIES - Rec</b>	<b>6,083.08</b>	<b>6,268.44</b>	<b>6,520.00</b>
			<b>Total Expense</b>	<b>134,142.15</b>	<b>132,999.85</b>	<b>147,550.66</b>
			<b>Net Ordinary Income</b>	<b>-17,398.23</b>	<b>5,449.15</b>	<b>-4,148.65</b>
			Cash on Hand			<b>4,148.65</b>
			Net Cash Flow			<b>0.00</b>
			<b>890 Remaining cash on Hand &amp; Contingency</b>	<b>0.00</b>	<b>1,194.26</b>	<b>15,850.00</b>
			<b>Capital Reserve Income</b>			
			70000 · Finance Charge Income	0.00	68.14	<b>0.00</b>
			502 · Capital Reserve Dues	42,004.58	43,693.75	<b>45,049.00</b>
			503 · Special Assessments	48,576.50	103,750.35	<b>90,000.00</b>
			521 · Interest Capital Reserves	50.16	57.93	<b>0.00</b>
			Transfer fees	420.00	75.00	<b>0.00</b>
			<b>Total Capital Reserve Income</b>	<b>91,051.24</b>	<b>147,645.17</b>	<b>135,049.00</b>
			Accumulated Capital Reserves in accts.			<b>150,000.00</b>
			<b>Total Capital Reserves</b>			<b>285,049.00</b>
			<b>Capital Expenditures</b>			
			<b>900 · CAPITAL RESERVE EXPENSES</b>			
			Lighting Project	0.00	187.50	<b>18,000.00</b>
			Laundry	0.00	4,289.02	
			Sewer pump	0.00	1,943.29	
			935 · Boiler Replacement	0.00	99,253.63	
			918 · CR Contingency	1,900.00	4,554.00	
			936 · Roof replacement			
			Water Damage-roof leaks	19,526.01	5,000.00	
			936 · Roof replacement - Other	70,590.87	31,775.00	<b>240,230.00</b>
			<b>Total 936 · Roof replacement</b>	<b>90,116.88</b>	<b>36,775.00</b>	<b>240,230.00</b>
			<b>Total 900 · CAPITAL RESERVE EXPENSES</b>	<b>92,016.88</b>	<b>147,002.44</b>	<b>258,230.00</b>
			<b>Net Capital Reserve Income</b>	<b>-965.64</b>	<b>642.73</b>	<b>26,819.00</b>