

## 2022 Budget for Fiscal Year November 2021 - October 2022

With 2021 Budget and Actuals Nov 2020 - Sep 2021

Book = Accrual

		PTD Actual	PTD Budget	Variance	2021 Budget	2022 Budget
40000	INCOME					
42001	Regular Assessments	285,083	285,083	0	311,000	311,000
42202	Interest Income	0	0	0	0	0
42212	Back Billed Expense Income	2,495	0	2,495	0	0
42218	NSF Fee Income	10	0	10	0	0
49000	TOTAL INCOME	287,589	285,083	2,505	311,000	311,000
50000	EXPENSES					
50001	General and Admin Expenses					
50002	Management Fee	9,240	9,240	0	10,080	10,080
50003	On-Site Coordination	289	229	-60	250	300
50004	Project MG Fee	2,014	0	-2,014	0	0
50013	Copies and Postage	216	367	150	400	300
50014	Bank Service Charges	10	92	82	100	100
50015	Back Billed Expense	2,817	0	-2,817	0	0
50037	Supplies	2,669	2,750	81	3,000	3,000
50043	Accounting Fees	0	458	458	500	500
50050	Health Insurance	20,099	17,967	-2,132	19,600	22,200
50059	Employee Phone	3,215	0	-3,215	0	2,000
50060	Payroll Super 1	22,594	29,333	6,739	32,000	24,000
50061	Payroll Super 2	4,048	4,583	536	5,000	5,000
50062	Payroll Taxes	9,103	6,417	-2,687	7,000	10,800
50063	Payroll Bonus	2,300	2,108	-192	2,300	2,300
50064	Payroll Administration	1,968	0	-1,968	0	2,300
50102	Legal Expense	0	1,375	1,375	1,500	1,500
50108	Miscellaneous	0	1,375	1,375	1,500	0
50200	Total General and Admin Expenses	80,581	76,294	-4,287	83,230	84,380
51000	Insurance and Loan Expenses					
51001	Insurance	51,611	46,134	-5,477	50,328	59,000
51200	Total Insurance and Loan Expenses	51,611	46,134	-5,477	50,328	59,000

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>2021 Budget</b>	<b>2022 Budget</b>
52000	Scheduled Maintenance Expenses					
52003	Pest Control Services	900	1,192	292	1,300	1,300
52005	Janitorial Services	0	917	917	1,000	1,000
52006	Window Cleaning	0	2,750	2,750	3,000	3,000
52007	Carpet Cleaning	280	0	-280	0	0
52009	Landscaping	10,596	10,945	349	11,940	11,940
52020	Elevator Maintenance	7,100	7,077	-23	7,720	7,720
52021	Fire Safety Maintenance	2,260	2,750	490	3,000	3,000
52022	Fire Sprinkler Maintenance	0	504	504	550	550
52023	HVAC Maintenance	0	183	183	200	200
52024	Boiler Maintenance	750	1,375	625	1,500	1,500
52200	Total Scheduled Maintenance Expenses	21,885	27,692	5,807	30,210	30,210
53000	Variable Maintenance Expenses					
53001	General Repairs	34,783	18,454	-16,329	20,132	21,010
53007	Elevator Repairs	9,297	4,583	-4,714	5,000	5,000
53009	Fire Safety Repairs	0	1,375	1,375	1,500	1,500
53017	Plumbing	0	4,583	4,583	5,000	5,000
53019	Electrical	0	1,375	1,375	1,500	1,500
53025	Special Projects	37,618	11,000	-26,618	12,000	0
53200	Total Variable Maintenance Expenses	81,698	41,371	-40,327	45,132	34,010
55000	Utility Expenses					
55002	Gas	36,398	36,667	269	40,000	40,000
55003	Electricity	9,226	11,917	2,691	13,000	13,000
55004	Water/Sewer	11,101	11,000	-101	12,000	12,000
55005	Telephone/Internet	5,908	4,675	-1,233	5,100	6,400
55200	Total Utility Expenses	62,632	64,258	1,626	70,100	71,400
68001	Reserve Contribution	0	29,333	29,333	32,000	32,000
89000	TOTAL EXPENSES	298,406	285,083	-13,323	311,000	311,000
90000	Net Operating Income	-10,818	0	-10,818	0	0