



SPRUCE HILLS CONDO ASSOCIATION

P.O. BOX 414,

Glen Gardner, NJ 08826

Tel: 908/537-7515 --- Fax: 908/537-9149

Email: pmanager@sprucehills.org

**BUDGET FOR 2022**

|   |    |           |
|---|----|-----------|
| Maintenance fees                            | \$ | 1,088,640 |
| Dog & tennis keys, extra pets, fees & fines | \$ | 13,605    |
| Total income                                | \$ | 1,102,245 |

| expenses | description                           | 2022 budget |
|----------|---------------------------------------|-------------|
| 5105     | payroll fees                          | \$ 1,500    |
| 5110     | salaries & wages                      | \$ 165,000  |
| 5120     | payroll taxes                         | \$ 17,000   |
| 5130     | workman's compensation                | \$ 7,000    |
| 5135     | medical insurance                     | \$ 25,000   |
| 6110     | natural gas                           | \$ 2,000    |
| 6120     | electricity                           | \$ 20,000   |
| 6130     | water                                 | \$ 15,000   |
| 6140     | telephone                             | \$ 3,500    |
| 7102     | vehicle maintenance                   | \$ 5,000    |
| 7105     | general building maintenance          | \$ 25,000   |
| 7110     | supplies                              | \$ 1,000    |
| 7115     | painting                              | \$ 1,000    |
| 7125     | landscaping                           | \$ 50,000   |
| 7126     | tree removal & pruning                | \$ 50,000   |
| 7130     | snow removal                          | \$ 75,000   |
| 7140     | septic maintenance                    | \$ 40,000   |
| 7150     | pool expenses                         | \$ 25,000   |
| 7210     | siding                                | \$ 10,000   |
| 7230     | permits                               | \$ 5,000    |
| 7275     | structural engineer                   | \$ 30,000   |
| 8104     | miscellaneous expenses                | \$ 2,000    |
| 8110     | legal fees                            | \$ 15,000   |
| 8125     | office expense                        | \$ 6,000    |
| 8165     | accounting                            | \$ 6,000    |
| 8185     | postage                               | \$ 3,000    |
| 9110     | insurance                             | \$ 135,000  |
| 9145     | un-collected HOA fees                 | \$ 6,000    |
| 9300     | Capital Reserve Fund Deposits/Repairs | \$ 356,245  |

total expenses \$ 1,102,245

Approved by:

*Janet K. Traphagen*  
Janet Traphagen

President