

**CODMAN HILL CONDOMINIUM
2023 BUDGET**

	2022 9 MONTHS		2023		
	BUDGET	YTD	BUDGET		% change
Income					
GP Maintenance Charges	466409	349524	480401		3.0
Laundry Income	6000	4806	6000		0.0
Late fees		468			
Legal fees		851			
Interest income		42			
Transfer from Reserves					
Misc. Charges		120			
Transfer from Reserves	21397		21397		0.0
Total Income	493806	355811	507798		2.8
Expenses					
Repair and Maintenance					
Electrical	2000	0	2000		0.0
Exterminating - Contract	2400	1600	2400		0.0
Exterminating - other	1500	175	1500		0.0
Heating Repairs	500	0	500		0.0
Landscaping - contract	18032	13944	17860		-1.0
Landscaping - other	2000	529	2000		0.0
Plmbg Rprs/Suppls	1000	2489	1000		0.0
Roof Repairs	1000	0	1000		0.0
Rubbish Removal - contrac	12500	15506	18464		47.7
Rubbish Removal - other	500	0	500		0.0
Snow Removal - contract	13750	9167	13750		0.0
Snow Removal - other	2000	4091	2000		0.0
Misc Maint. Supplies	5000	6114	5000		0.0
Misc Reps/Maint.	10000	6644	10000		0.0
Permits & Licenses	700	0	700		0.0
Smoke Detectors	4000	3587	4000		0.0
Cleaning		8850	15600		
Sewer Plant operating exp.	85000	60089	85000		0.0
Total Maintenance	161882	132785	183274		13.2
Utilities					
Electricity	65000	51207	68000		4.6
Water	10000	9609	12000		20.0
Sewer	11000	4200	8500		-22.7
Total Utilities	86000	65016	88500		2.9

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Operating Expenses				
Insurance	51000	38722	53000	3.9
Employee insurance	0	0	0	
Payroll	74000	50867	62000	-16.2
FICA		0		
FUI				
SUI				
State Income Tax	100	0	100	0.0
Federal Income Tax	100	7	100	0.0
Payroll taxes	6000	3941	6000	0.0
Total Operating	131200	93537	121200	-7.6
Admin. Expenses				
Accounting	2900	3000	3000	3.4
Legal	2000	956	2000	0.0
Professional fees	0	0	0	
Management fees	34000	25500	34000	0.0
Office Exp.	2000	910	2000	0.0
Other Admin.	2000	1025	2000	0.0
Meeting Exp.	500		500	0.0
Telephone	2800	2365	2800	0.0
Total Admin. Expenses	46200	33756	46300	0.2
Other Fund Activity				
Transfer to General reserve	43524	0	43524	0.0
Required Sewer plant reserve		0		
Replenish escrow account	25000	0	25000	0.0
Total Other	68524	0	68524	0.0

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Capital Expenditures				
Water Heaters	0	12598	0	
Water system		3812		
Fire Alarms	0		0	
Awnings				
Stairs				
Sewer Plant		6952		
Sewer Lines		5625		
Water Lines				
Landscaping				
Trees				
Shed				
Carpet				
Professional fees				
Roads				
Walkways				
Emergency generator				
 Total Capital	 0	 28987	 0	
 Total Expenses	 493806	 354081	 507798	 2.8
 TOTAL PROFIT(LOSS)	 0	 1730	 0	

Balance in reserve account \$98,682
Balance is sewer plant escrow \$101,191