

The Courtyard Condominium

2023 Annual Budget

	Annual	Per Unit* (158)
Income		
Revenue		
40010 - Maintenance fee	1,033,193.00	6,539.20
Operating	853,200.00	5,400.00
Reserve	179,993.00	1,139.20
40310 - Fines & Violations	1,000.00	6.33
40320 - Late Fee	1,000.00	6.33
40700 - Interest Income	100.00	.63
Operating	50.00	.32
Reserve	50.00	.32
Total Revenue	1,035,293.00	6,552.49
Total Income	1,035,293.00	6,552.49
Expense		
Administrative Expenses		
50160 - Office Expense	2,500.00	15.82
50170 - Other Administrative/Operating Expense	988.00	6.25
50300 - Professional Fees - Acctg & Tax Prep	3,200.00	20.25
50350 - Professional Fees - Legal/Court Fees	5,100.00	32.28
50351 - Legal Fee Recoveries	3,000.00	18.99
50370 - Professional Fees - Management Fees	46,066.00	291.56
50400 - Taxes: Federal	700.00	4.43
50600 - Insurance Expense	94,221.00	596.34
Total Administrative Expenses	155,775.00	985.92
Utility Expenses		
51000 - Electricity	23,000.00	145.57
51100 - Gas	4,500.00	28.48
51300 - Water & Sewer	140,000.00	886.08
51410 - Telephone	2,000.00	12.66
Total Utility Expenses	169,500.00	1,072.78

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Direct Building Expenses		
52024 - Sump Pump	500.00	3.16
52025 - Clubhouse Expenses	750.00	4.75
52055 - Electrical Repairs, Replacement, Supplies	3,000.00	18.99
52140 - General Repairs & Maintenance	28,000.00	177.22
52295 - Pest Control	2,000.00	12.66
52300 - Plumbing Repair/Replacement	3,000.00	18.99
52325 - Pool	50,000.00	316.46
Operating	50,000.00	316.46
52350 - R&M Supplies	8,000.00	50.63
52365 - Trash Removal	700.00	4.43
52395 - Vent Cleaning	6,500.00	41.14
52520 - Fire Alarm System Contract	19,000.00	120.25
52590 - Pump Station	5,400.00	34.18
55030 - Irrigation	4,000.00	25.32
55070 - Landscaping	9,000.00	56.96
55100 - Landscaping Contract	67,000.00	424.05
55500 - Snow/Ice Removal	23,500.00	148.73
55540 - Snow/Ice Removal Contract	48,500.00	306.96
Total Direct Building Expenses	278,850.00	1,764.87
Personnel Expenses		
56500 - Payroll - Salaries and Wages	77,632.00	491.34
Total Personnel Expenses	77,632.00	491.34
Reserve Contribution		
59000 - Contribution to Reserves	173,493.00	1,098.06
Total Reserve Contribution	173,493.00	1,098.06
Total Expense	855,250.00	5,412.97

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*