

Budget 2022 Revised for Hiring of Full Time Property Manager

| | | 2022 | 2022 | | | |
|-------|---|------------------|---|--|--|--|
| | | Budget | Budget After Revision to Allow Fulltime Onsite Manager | | | |
| | INCOME | | | | | |
| 30100 | Assessment Income | 1,780,290 | 1,780,290 | | | |
| 30270 | Interest | 32,808 | 32,808 | | | |
| 30290 | Bad Debt Recovery | 2,095 | 2,095 | | | |
| 30171 | Late Fees | 1,566 | 1,566 | | | |
| 30190 | Pool Income | 368 | 368 | | | |
| 30260 | Misc. Income | 50 | 50 | | | |
| | Subtotal (30171, 30190, 30260) | | | | | |
| | Total Income | 1,817,177 | 1,817,177 | | | |
| | | | | | | |
| | ADMINISTRATIVE and MISCELLANEOUS | | | | | |
| 51020 | Postage | 115 | 115 | | | |
| 51030 | Office Expense | 4,502 | 4,502 | | | |
| 51031 | Copying/Printing | 1,069 | 1,069 | | | |
| 51050 | Training & Education | 100 | 100 | | | |
| 51250 | Entertainment & Social | 100 | 100 | | | |
| 51500 | Misc. Expense | 1,156 | 1,156 | | | |
| 51550 | Misc. Administrative | 5,087 | 5,087 | | | |
| 51110 | Auditing, Taxes, and Accounting | 7,750 | 7,750 | | | |
| 51090 | Legal Fees | 17,000 | 17,000 | | | |
| 51092 | Legal Fee Reimbursement | (547) | (547) | | | |
| 51120 | Management Fee | 67,716 | 67,716 | | | |
| 51125 | Management Schedule B | 8,796 | 8,796 | | | |
| 51000 | Telephone & Related | 4,020 | 4,020 | | | |
| | Total | 116,864 | 116,864 | | | |
| | | | | | | |
| 71050 | INSURANCE | 112,301 | 112,301 | | | |
| | | | | | | |
| | PERSONNEL | | | | | |
| 51137 | Management On-Site | 34,323 | 75,442 | | | |

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|-------|---|----------------|----------------|--|--|--|
| 61420 | Maintenance Payroll | 103,100 | 103,100 | | | |
| 61301 | Fed. FICA Tax | 8,324 | 6,450 | | | |
| 61308 | Fed. Medicare Tax | 1,946 | 1,525 | | | |
| 61302 | VA Unemployment Tax | 22 | 14 | | | |
| 61303 | Fed. Unemployment Tax | 102 | 68 | | | |
| 71070 | Group Insurance [Health] | 21,104 | 21,104 | | | |
| 61300 | Payroll Administration | 8,926 | 7,486 | | | |
| 61360 | Uniforms | 550 | 367 | | | |
| 61431 | Temporary Help | 6,000 | 6,000 | | | |
| | Total Payroll | 184,397 | 221,556 | | | |
| | | | | | | |
| | UTILITIES | | | | | |
| 71030 | Electricity | 11,282 | 11,282 | | | |
| 71010 | Water/Sewer | 200,245 | 200,245 | | | |
| | Total Utilities | 211,527 | 211,527 | | | |
| | | | | | | |
| | POOL COMPLEX | | | | | |
| 61150 | Pool Contract | 47,850 | 47,850 | | | |
| 61145 | Pool Repair and Maintenance | 8,564 | 8,564 | | | |
| 61156 | Pool Furniture | 400 | 400 | | | |
| 61142 | Pool-Equipment [Improper Account] | | | | | |
| 51258 | Pool Committee | 2,141 | 2,141 | | | |
| | Total Pool Complex | 58,955 | 58,955 | | | |
| | | | | | | |
| | LANDSCAPING | | | | | |
| 61180 | Landscaping Maintenance Contract | 88,208 | 88,208 | | | |
| 61188 | Tree Service [after 2018 -- work related to maintenance and reserve projects] | 3,000 | 3,000 | | | |
| 61557 | Landscaping Non- | 20,000 | 15,000 | | | |
| 61570 | Landscape Replacement [Damage from Contractor Negligence or Weather] | 3,752 | 3,752 | | | |
| | Total Landscaping | 114,960 | 109,960 | | | |
| | | | | | | |
| | REPAIRS & MAINTENANCE | | | | | |
| 61025 | Painting and Decorating | | | | | |
| 61310 | Exterior Painting | 87,965 | 87,965 | | | |
| 61284 | Carpentry | 30,788 | 30,788 | | | |
| 61200 | Property Repairs | 35,127 | 35,127 | | | |

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|-------|---|------------------|------------------|--|--|--|
| 61460 | Roof Repairs | 43,740 | 26,966 | | | |
| 61010 | Vehicle Expenses | 876 | 876 | | | |
| 61247 | Playground Equipment | 5,455 | 5,455 | | | |
| 51106 | Professional Fees | 14,385 | 8,000 | | | |
| 61504 | Miscellaneous Supplies | | | | | |
| | Total Repairs & Maintenance | 218,336 | 195,177 | | | |
| | | | | | | |
| 61370 | DAMAGE CLAIMS | 12,359 | 12,359 | | | |
| | | | | | | |
| | SERVICES PROVIDED MAINLY BY CONTRACT | | | | | |
| 61240 | Exterminator | 3,607 | 3,607 | | | |
| 61581 | Snow Removal | 9,047 | 9,047 | | | |
| 61250 | Trash Removal | 69,643 | 69,643 | | | |
| | Total Contracts | 82,297 | 82,297 | | | |
| | | | | | | |
| 50400 | BAD DEBTS EXPENSE | 2,825 | 2,825 | | | |
| | | | | | | |
| | INCOME TAX ACCOUNTS | | | | | |
| 71140 | Income Taxes | 6,889 | 6,889 | | | |
| 95000 | Provision for Income | | | | | |
| | | | | | | |
| | | | | | | |
| | TOTAL EXPENSES | 1,121,710 | 1,130,710 | | | |
| | | | | | | |
| | RESERVE CONTRIBUTIONS | | | | | |
| 90000 | Replacement Reserve | 669,548 | 660,548 | | | |
| 90005 | Replacement Reserve Interest | 25,919 | 25,919 | | | |
| | Contingency Reserve Accounts Used | | | | | |
| 90032 | --Transfer to Reserves Phase II | | | | | |
| 90061 | --Contingency Reserve | 0 | 0 | | | |
| | Total Reserve Contributions | 695,467 | 686,467 | | | |
| | | | | | | |
| | GRAND TOTAL EXPENSES | 1,817,177 | 1,817,177 | | | |
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| | BALANCE OF INCOME AND USES OF INCOME (- | 0 | 0 | | | |
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