



2022 BUDGET - Birch Pointe Condominium Association

✓ Passed 12-14-2021

2022 PROPOSED
BUDGET TOTALS

Operating Income	Condo Fees (at 100% for \$320/mo)	\$1,128,960.00
	Delinquencies	-\$17,000.00
	ACH Enrollment Discount	-\$65,000.00
	Back HOA + Legal Fee recovery	\$1,000.00
	Dryer Vent Reimbursement	-\$3,500.00
	Condo Fee Total	\$1,044,460.00
	Interest Income	\$100.00
	Re-certifications income	\$2,400.00
	Investor Fee Income	\$0.00
	Comcast Revenue	\$10,000.00
	Total Operating Income	\$1,056,960.00
Expenses	Employee Salaries	\$100,000.00
	Parking Enforcement	\$10,000.00
	Employee Benefits	\$12,000.00
	Employer FICA	\$8,000.00
	Income Taxes (federal)	\$1,000.00
	Professional Fees	
	Accountant	\$16,600.00
	Lawyer / Legal for Collections / Consults etc.	\$17,500.00
	Auditors	\$1,350.00
	Bank Fees / Credit Card Fees	\$3,100.00
	Payroll Fees	\$100.00
	Utilities	
	Insurance	\$95,000.00
	Water	\$78,000.00
	Sewer	\$51,000.00
	Electric	\$26,000.00
	Waste Removal	\$38,000.00
	Advanced Security	\$400.00
	Water (3300/3400 Haley Sprinkler)	\$3,000.00
	Maintenance	
	Snow Removal	\$50,000.00
	Maintenance Supplies	\$34,000.00
	Landscaping	\$55,000.00
	Cleaning	\$31,000.00
	Carpet Cleaning	\$3,500.00
	Pest Control - Monthly	\$7,100.00
	Pest Control - Spring/Incidental	\$5,500.00
	Snow Salt and Ice Melt Delivery	\$1,000.00
	Fire System Maintenance / Cell Communicators	\$12,500.00
	Miscellaneous Contractors	\$15,000.00
	Summer Equipment Rental (Cherry Picker)	\$5,000.00
	M&T BCC Cash Discounts	-\$1,500.00
	Office Expenses	
	Phone / Shed Verizon and Internet	\$4,100.00
	Mileage Reimbursements	\$0.00
	Accounting Software / Dues / Subscriptions / Promotional / Advertising / Contributions	\$3,500.00
	Petty Cash	
	Office Supplies, Postage, Printing, & Misc	\$500.00
	Total Operating Expenses	\$687,250.00
	Operating Profit / Loss	\$369,710.00
	Capital Expenses	
	10 Blacony Rebuilds / Permits	\$180,000.00
	Seal Coating (Haley)	\$15,000.00
	9 Carpet Replacements	\$22,500.00
	Concrete Repair Work	\$7,500.00
	Unplanned Work: Water Intrusion, Water Lines	\$40,000.00
	10 Building Entrance replacements (phase 1)	\$50,000.00
	Total CAP Expenses	\$315,000.00
	Net Profit/Loss	\$54,710.00
	Contributions	
	Starting Operating Fund Balance Available	\$230,000.00
	Carry-over/Starting Operational Reserve Fund	\$105,000.00
	Total	\$335,000.00
	Annual contribution from Operational Reserve to Operating Fund	
	Available CAP Expense Budget for 2022: \$360,000 in net profit plus \$335,000 starting funds	
	Allocated CAP budget for 2022 = \$350,000	
	Additional CAP Expenses to be approved throughout the year	
	Reserve Fund Available	\$260,000.00