

2023 BUDGET - Birch Pointe Condominium Association

✓ Passed 12-13-2022

**2023 DRAFT
BUDGET TOTALS**

Operating Income		\$1,128,960.00
	Condo Fees (100% at \$320/mo)	\$1,128,960.00
	Delinquencies	-\$11,000.00
	ACH Enrollment Discount	-\$67,700.00
	Back HOA + Legal Fee recovery	\$500.00
	Dryer Vent Reimbursement	-\$5,600.00
	Condo Fee Total	\$1,045,160.00
	Interest Income	\$100.00
	Re-certifications Income	\$2,000.00
	Investor Fee Income	\$2,000.00
	Comcast Revenue Share	\$10,500.00
	Total Operating Income	\$1,059,760.00
Expenses		
	Employee Salaries	\$75,000.00
	Parking Enforcement	\$5,000.00
	Employee Benefits	\$6,000.00
	Professional Development	\$0.00
	Employer FICA	\$4,500.00
	Income Taxes (federal)	\$500.00
	Professional Fees	
	Accountant	\$16,600.00
	Lawyer / Legal for Collections / Consults etc.	\$7,500.00
	Auditors	\$1,500.00
	Bank Fees / Credit Card Fees	\$3,800.00
	Payroll Fees	\$100.00
	Utilities	
	Insurance	\$105,000.00
	Water	\$73,500.00
	Sewer	\$58,000.00
	Electric	\$25,500.00
	Waste Removal	\$38,500.00
	Advanced Security	\$750.00
	Water (3300/3400 Haley Sprinkler)	\$3,000.00
	Maintenance	
	Snow Removal and Salting	\$50,000.00
	Maintenance Supplies	\$33,000.00
	Landscaping	\$70,000.00
	Cleaning	\$31,000.00
	Carpet Cleaning	\$3,500.00
	Pest Control - Monthly	\$8,000.00
	Pest Control - Spring/Incidental	\$5,500.00
	Ice Melt, Buckets	\$2,000.00
	Fire System Maintenance / Cell Communicators	\$12,500.00
	Miscellaneous Contractors	\$20,000.00
	Summer Equipment Rental (Cherry Picker)	\$1,000.00
	M&T BCC Cash Discounts	-\$3,500.00
	Office Expenses	
	Phone / Shed Verizon Internet	\$1,500.00
	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	\$663,250.00
	Operating Profit / Loss	\$396,510.00
Capital Expenses		
	10 Balcony Rebuilds / Permits	\$200,000.00
	Unplanned Work: Water Intrusion, Water Lines	\$30,000.00
	10 Building Entrance replacements (phase 1)	\$50,000.00
	Major Upkeep Projects?	\$50,000.00
	"RESIDENT" Re-Marking	\$5,000.00
	Gutter Cleaning (deposit paid 2022)	\$5,000.00
	Total CAP Expenses	\$340,000.00
	Net Profit/Loss	\$56,510.00
Contributions		
	Carry-over/Starting Operating Fund Balance Available	\$65,000.00
	Carry-over/Starting Operational Reserve Fund	\$55,500.00
	Total	\$120,500.00
	Annual contribution from Operating Fund to Operational Reserve from Available	\$100,000.00
	Available CAP Expense Budget for 2023: \$350,000 from net profit plus \$120,000 starting funds	
	Allocated CAP budget for 2023	\$350,000.00
	Additional CAP Expenses to be approved throughout the year	
	Reserve Fund Available	\$460,550.00