

2025 BUDGET - Birch Pointe Condominium Association Approved 12/09/2024			
	Chart of Accounts		2025 Approved
Operating Income			
Condo Fees (100% at \$340/mo)	414		\$1,199,520.00
Delinquencies			-\$12,000.00
ACH Enrollment Discount			-\$87,960.00
Back HOA + Legal Fee recovery			\$500.00
Dryer Vent Reimbursement			-\$3,000.00
Condo Fee Total			\$1,097,060.00
Interest Income			\$15,000.00
Re-certifications Income	424		\$2,000.00
Investor Fee Income	422		\$0.00
Total Operating Income			\$1,114,060.00
Expenses			
Employee Salaries	gross earnings(includes employee FICA		\$62,400.00
Parking Enforcement			\$0.00
Employee Benefits			\$6,300.00
Professional Development			\$0.00
Employer FICA	SS/MC/Fed tax/DE tax/FUTA/SUTA		\$16,000.00
Income Taxes (Federal)			\$3,850.00
Professional Fees			
	Accountant		\$17,400.00
	Lawyer / Legal for Collections / Consults		\$10,000.00
	Federal Income Tax Prep for HOA		\$1,500.00
	Bank Fees / Credit Card Fees		\$2,000.00
	Payroll Fees		\$100.00
Utilities			
	Insurance		\$126,240.00
	Water		\$80,000.00
	Sewer		\$58,000.00
	Electric		\$29,000.00
	Waste Removal		\$44,000.00
	Advanced Security		\$750.00
	Water (3300/3400 Haley Sprinkler)		\$0.00
Maintenance			
	Winter Services including		\$61,000.00
	Maintenance Supplies		\$15,000.00
	Landscaping		\$75,000.00
	Cleaning		\$33,000.00
	Carpet Cleaning		\$1,000.00
	Pest Control - Monthly		\$15,000.00
	Fire System Maintenance / Cell		\$12,500.00
	Miscellaneous Contractors		\$40,000.00
	M&T BCC Cash Discounts		-\$2,500.00
Office Expenses			
	Phone / Shed Verizon Internet		\$1,500.00
	Mileage Reimbursements		\$0.00
	Accounting Software / Dues /		\$3,000.00
Petty Cash			
	Office Supplies, Postage, Printing, & Misc		\$1,000.00
Total Operating Expenses			\$713,040.00
Operating Profit / Loss			\$401,020.00
Capital Expenses			
	10 Balcony Rebuilds / Permits		\$225,000.00
	Unplanned Work: Water Intrusion, Water		\$30,000.00
	10 Building Entrance replacements		\$50,000.00
	Major Upkeep Projects - NCC Ordinance for		\$50,000.00
	Speed Humps - improved signage		
	Gutter Cleaning		\$5,500.00
	Concrete Work(Curbs, Walkways,Pads		\$0.00
	"RESIDENT" re-marking HC		\$1,800.00
	BC Sealcoating/remarking		\$25,000.00
Total CAP Expenses			\$387,300.00
Net Profit/Loss			\$13,720.00
Contributions			
	Carry-over/Starting Operating Fund		\$65,000.00
	Carry-over/Starting Operational Reserve		\$5,500.00
	Total		\$70,500.00
			\$112,000.00
	plus \$120,000 starting funds		
Allocated CAP budget for 2025			\$387,300.00
Reserve Fund Available			\$536,000.00