

**2025 BUDGET - Birch Pointe Condominium Association Approved 12/09/2024**

		Chart of Accounts	<b><u>2025 Approved</u></b>
<b>Operating Income</b>			
	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
	<b>Condo Fee Total</b>		<b>\$1,097,060.00</b>
	Interest Income		\$15,000.00
	Re-certifications Income	424	\$2,000.00
	Investor Fee Income	422	\$0.00
	<b>Total Operating Income</b>		<b>\$1,114,060.00</b>
<b>Expenses</b>			
	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 (formerly	\$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
<b>Office Expenses</b>		
	Phone / Shed Verizon Internet	\$1,500.00
	Mileage Reimbursements	\$0.00
	Accounting Software / Dues /	\$3,000.00
<b>Petty Cash</b>		
	Office Supplies, Postage, Printing, & Misc	\$1,000.00
	<b>Total Operating Expenses</b>	<b>\$713,040.00</b>
	<b>Operating Profit / Loss</b>	<b>\$401,020.00</b>
<b>Capital Expenses</b>		
	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
	<b>Total CAP Expenses</b>	<b>\$387,300.00</b>
	<b>Net Profit/Loss</b>	<b>\$13,720.00</b>
<b>Contributions</b>		
	Carry-over/Starting Operating Fund	\$65,000.00
	Carry-over/Starting Operational Reserve	\$5,500.00
	Total	\$70,500.00
	Annual Contribution from Operating Account to Reserve Fund	<b>\$112,000.00</b>
	plus \$120,000 starting funds	
	Allocated CAP budget for 2025	\$387,300.00
	Reserve Fund Available	\$536,000.00