

1201 Balsam Condos 2023 Budget

	2023 Approved 10% increase	2022 Projected	2022 Budget
INCOME			
Homeowner Dues	\$67,567	\$61,425	\$61,425
Interest Income	\$15	\$15	\$25
Laundry Income	\$500	\$400	\$500
TOTAL INCOME	\$68,082	\$61,840	\$61,950
EXPENSES			
ADMINISTRATION			
Accounting	\$150	\$150	\$150
Insurance	\$16,000	\$15,500	\$13,000
Management	\$5,700	\$5,400	\$5,400
Postage & Office	\$150	\$110	\$150
TOTAL ADMINISTRATION	\$22,000	\$21,160	\$18,700
UTILITIES			
Gas / Electricity	\$3,500	\$3,700	\$3,200
Telephone	\$1,300	\$1,260	\$1,200
Trash & Recycling	\$3,700	\$3,330	\$3,600
Water / Sewer	\$6,800	\$6,700	\$6,500
TOTAL UTILITIES	\$15,300	\$14,990	\$14,500
REPAIRS & MAINTENANCE-BUILDINGS			
Boiler	\$1,400	\$3,300	\$1,000
General Building Repairs	\$2,000	\$1,800	\$2,000
Hallway Cleaning	\$3,400	\$2,900	\$3,000
Security System	\$0	\$0	\$250
Window Washing	\$675	\$675	\$620
TOTAL REPAIRS & MAINTENANCE-BUILDINGS	\$7,475	\$8,675	\$6,870
REPAIRS & MAINTENANCE-GROUNDS			
Grounds Maintenance	\$7,500	\$8,000	\$6,500
Snow Removal	\$5,000	\$5,800	\$4,500
Tree Maintenance	\$1,000	\$0	\$1,000
TOTAL GROUNDS MAINTENANCE	\$13,500	\$13,800	\$12,000
TOTAL EXPENSES	\$58,275	\$58,625	\$52,070

RESERVES TRANSFER	\$9,807	\$7,400	\$9,880
RESERVES PROJECTS		\$17,000	\$21,000
TOTAL RESERVES ACTIVITY	\$9,807	-\$9,600	-\$11,120
NET OPERATING INCOME	\$0		

UNIT TOTAL DUES	2023	2022	increase
101	\$421.77	\$383.79	\$37.98
102	\$368.94	\$335.70	\$33.24
103	\$302.80	\$275.52	\$27.28
104	\$339.64	\$309.05	\$30.59
201	\$420.89	\$382.96	\$37.93
202	\$288.14	\$262.18	\$25.96
203	\$382.26	\$347.83	\$34.43
204	\$419.11	\$381.36	\$37.75
205	\$271.26	\$246.83	\$24.43
206	\$309.44	\$281.58	\$27.86
301	\$429.75	\$391.06	\$38.69
302	\$299.24	\$272.28	\$26.96
303	\$393.79	\$358.33	\$35.46
304	\$429.32	\$390.64	\$38.68
305	\$277.48	\$252.49	\$24.99
306	\$319.67	\$290.87	\$28.80