

North End Townhome Condominiums
Adopted (11-2-22) 2023 Annual Budget, 47 Units, 7.02% Increase

North End Townhomes	Actual Jan - Aug 2022	Projected 2022 Year End	2022 Budget	2023 Adopted Annual Budget
Revenues				
Assessment Income	165,271.59	220,362.12	220,362.00	235,825.80
Late Charges	45.00	60.00	0.00	0.00
Interest Income	259.73	346.31	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
Working Capital	755.90	1,007.87	0.00	0.00
TOTAL REVENUES	166,332.22	221,776.29	220,362.00	235,825.80
EXPENSES				
Utilities				
Electric	826.89	1,102.52	1,400.00	1,400.00
Water/Sewer	16,217.68	21,623.57	30,000.00	24,000.00
Irrigation Water	6,484.52	8,646.03	4,300.00	9,000.00
Waste Hauling	4,462.40	5,949.87	8,050.00	6,500.00
Operating Costs				
Building Maintenance	21,943.45	29,257.93	20,000.00	25,000.00
Roof/Gutter Maintenance	1,093.75	1,458.33	800.00	900.00
Painting	0.00	0.00	9,000.00	1,000.00
Pest Control	985.00	1,313.33	500.00	1,000.00
Landscape Contract	11,055.89	14,741.19	14,480.00	16,156.00
Irrigation Repairs	1,092.16	1,456.21	1,500.00	1,500.00
Fence Maintenance	3,477.50	4,636.67	2,500.00	500.00
Snow Removal	20,242.50	26,990.00	17,000.00	20,000.00
Asphalt / Concrete	0.00	0.00	5,500.00	5,500.00
Common Area Lights	0.00	0.00	50.00	50.00
Misc. Grounds	18,710.70	24,947.60	8,000.00	15,000.00
Administration				
Management	10,692.00	14,256.00	14,256.00	14,968.80
Administration	1,647.20	2,196.27	1,500.00	2,200.00
Insurance	24,553.00	32,737.33	32,620.00	41,063.00
Audit/Tax Prep	400.00	533.33	300.00	400.00
Master Assoc Dues	16,497.00	21,996.00	21,996.00	23,688.00
Legal	2,346.50	3,128.67	500.00	1,000.00
Reserve Study	0.00	0.00	4,500.00	0.00
Miscellaneous	0.00	0.00	100.00	1,000.00
HB22-1137 Expenses	0.00	0.00	0.00	0.00
Reserve Contribution	16,132.50	21,510.00	21,510.00	24,000.00
TOTAL EXPENSES	178,860.64	238,480.85	220,362.00	235,825.80