

PICKAWILLANY CONDOMINIUM ASSOCIATION
2022 APPROVED BUDGET

OPERATING BUDGET

INCOME	GL Code	2022	Comments:
Association Fees	4000	\$ 839,604	Fees Collected from Unit Owners
TOTAL INCOME		\$ 839,604	

FUNDS TO CAPITAL RESERVES

Transfer to Reserves	4585	\$ 314,000	Total of Monthly Transfers - Operating to Reserve Acct
Total Funds to Capital Reserves		\$ 314,000	

Total Income \$ **525,604**

EXPENSE

Administrative

Secretary	5010	\$ 1,250	Prep for large mailings; meeting minutes
Printing/Copies/Website/Committees	5020	\$ 5,000	Copies, Letters, Newsletter, Committees Exp
Management Fee	5030	\$ 35,000	Annual Management Fee
Postage	5040	\$ 800	Mailing Expenses
Auditing/Accounting	5050	\$ 2,100	Tax Return/Annual Summary Audit Review
Annual Meeting	5055	\$ 500	Events for Assoc/Annual Meeting Exp
Legal Fees	5070	\$ 7,000	Cost for Legal Services, Collections
Collection Legal Fees Reimburse	5071	\$ (4,000)	Cost charged to owners acct for legal expenses
Bad Debt	5095	\$ 5,000	Uncollectable Fees
Misc Admin. Supplies & Expenses	5100	\$ 1,200	Admin billing; CC expense
Sub Total		\$ 53,850	

Utilities

Electric Common Area	5510	\$ 10,000	Common Area Electric/Lighting
Reimburse Unit Owners/Lighting	5511	\$ 4,725	Credits applied to owner's acct for lights
Water/Sewer & Reading/Billing	5520/5525	\$ 133,000	Water & Sewer usage and meter reading & billing
Water/Sewer from Owners	5521	\$ (124,000)	Payments received from owners for their usage
Gas - Comon Area	5530	\$ 2,700	Common Area - Gas
Dumpster Services	5540	\$ 5,200	Dumpster Services
Sub Total		\$ 31,625	

Grounds

Flower Contract	6002	\$ 1,000	Annuals/Perennials/Islands
Landscape Contract	6005	\$ 64,322	Contracted Weekly Landscape Services
Snow Removal	6010	\$ 13,400	Plowing & Salting Services
Tree & Shrub	6015	\$ 49,214	Complete Care Program (removal, pruning, replace)
Exterminating/Animal Removal	6020	\$ 5,000	Termites; Carpenter Ants/Bees
Pond Maintenance	6025	\$ 2,160	Pond treatments/fountain removal
Misc Grounds	6035	\$ 6,000	Pet Stations/Ravine Clean Up/Common Grounds
Playground	6050	\$ 250	Playground Expense
Sub Total		\$ 141,346	

Repair Expenses

Elect Repairs/Common Area	6520	\$ 10,000	Common Lighting/Elect Meter Centers
Mileage/Vehicles/Repairs	6530	\$ 2,500	Maintenance Vehicles/Mule
Service Tech Payroll	6535	\$ 118,000	Payroll Services/Taxes (site employees)
Blacktop Maintenance	6540	\$ 16,367	Road Seal Coating of Paving Phase 1 and 2
Building -Clean & Seal Project	6545	\$ 7,000	Contract Services with Deck Rescue
Plumbing Repairs	6550	\$ 3,500	Common Area Plumbing Pipe Repairs
Painting	6570	\$ 700	Trim On Bldgs/Fire Lane Striping/Garage Doors
Fence Repairs	6575	\$ 500	Association Fence Around Units
Building Repairs	6580	\$ 15,000	Routine Maintenance/Bldg & Garage Repairs
Gutters/Downspouts	6590	\$ 3,500	Repairs/replacements/cleaning
Signage	6595	\$ 250	No Parking; Fire Lane
Sub Total		\$ 177,317	

Insurance/Claims/Tax

Prop. Insurance	7010	\$ 66,750	Master Insurance/D&O/Umbrella Policy
Insur Claims Paid (Damages)	7020	\$ 5,000	Deductible per Occurrence
Taxes - Other	7040	\$ 200	Real Estate Tax
Sub Total		\$ 71,950	

Clubhouse Pool Expenses			
Telephone	7510	\$ 1,500	Emergency Phone/Maintenance Fax Line
Clubhouse Repairs & Maintenance	7515	\$ 1,000	Maintenance repairs in Clubhouse
Clubhouse Supplies	7517	\$ 1,000	Paper Products/Cleaning Products
License/Inspection Fees	7519	\$ 550	Pool License/Inspection
Pool Repairs/Maint	7530	\$ 6,000	Pool Open; Weekly Maint; Pool Closing
Pool Supplies	7535	\$ 2,500	Chemicals/Filters Replacement
Sub Total		\$ 12,550	
Security			
Fire Hydrants	7704	\$ 500	Annual Maintenance
Fire Alarm License/Permits	7705	\$ 7,500	License - Renewal
Fire Alarm Repairs	7710	\$ 3,000	Equipment repairs
Fire Alarm Monitoring/Inspection	7715	\$ 25,250	Monitoring/Annual Inspection
Sub Total		\$ 36,250	
Total Income		\$ 525,604	
Total Expense		\$ 524,888	
Net		\$ 716	
CAPITAL BUDGET			
	GL Code	2022	Comments:
Reserve Transfer	9001	\$ 314,000	Monthly transfer from operating to reserves
Total Funds from Operating		\$ 314,000	
CAPITAL EXPENSES:			
LOC Interest - Loan	9002	\$ 36,000	Interest on LOC
Fire Alarm System	9003	\$ 15,000	New Panels
Wood Replacement	9004	\$ 40,000	Cedar Siding
Foundations/Basement	9008	\$ 100,000	Steel I-Beams/Helical Piers/ Weep Systems
Roof/Chimney Chase Covers	9010	\$ 2,500	Replacement of Chase Covers
Garage Door Replacement/Reimburse	9012	\$ 5,760	Replace with Steel Garage Doors
Concrete Replacement	9013	\$ 30,000	Concrete - Sidewalks; Patios; etc
Landscaping/Retaining Walls	9014	\$ 5,000	Replacement of Retaining Walls
Water Lines/Curb Stops	9015	\$ 20,000	Association Main Water Lines
Total Capital Expenses:		\$ 254,260	
CAPITAL NET INCOME		\$ 59,740	
LOC/Loan Payment to Principal		\$ (77,880)	Balance Sheet Item
		\$ (18,140)	Fund from Reserve Acct
THE NEW 2022 CONDOMINIUM FEES			
2021 Condo Fee	% of Int		New 2022 Condo Fee
\$234	0.36		\$253
\$260	0.40		\$280
\$292	0.45		\$313
\$299	0.46		\$321
\$312	0.48		\$335
\$331	0.51		\$355
\$338	0.52		\$364
\$351	0.54		\$378
\$357	0.55		\$385
\$364	0.56		\$393
\$377	0.58		\$407
\$383	0.59		\$414
\$396	0.61		\$428
\$416	0.64		\$449