

Fiscal Year Budget

Property: The Highlands Condominium Association
1/1/2023-12/31/2023 Profit & Loss

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
INCOME													
4100 INCOME													
4110 Condo Dues	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	12,720.00	152,640.00
4113 Replacement Reserve Asse	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
4100 Total INCOME	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	13,870.00	166,440.00
4200 OTHER PROPERTY INCOME													
4204 Laundry Income	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00
4200 Total OTHER PROPERTY I	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,040.00
TOTAL INCOME	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	168,480.00
EXPENSE													
5000 EXPENSES													
5001 MAINTENANCE EXPENSE:													
5002 Repairs Materials	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
5011 Pest Control	0.00	0.00	0.00	400.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	730.00
5015 Paint Materials	0.00	0.00	0.00	200.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5022 Maintenance Miscellaneo	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5001 Total MAINTENANCE EX	50.00	50.00	50.00	850.00	380.00	450.00	50.00	50.00	50.00	50.00	50.00	50.00	2,130.00
5100 LANDSCAPING													
5101 Lawn Mowing	0.00	0.00	0.00	0.00	204.00	408.00	510.00	408.00	408.00	510.00	306.00	0.00	2,754.00
5102 Sprinkler Repairs	0.00	0.00	0.00	0.00	175.00	175.00	175.00	175.00	0.00	0.00	225.00	0.00	925.00
5103 Pruning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	2,000.00
5105 Spray/Fertilization	0.00	0.00	0.00	0.00	670.00	250.00	250.00	250.00	250.00	250.00	0.00	0.00	1,920.00
5100 Total LANDSCAPING	0.00	0.00	0.00	0.00	1,049.00	833.00	1,935.00	833.00	658.00	760.00	1,531.00	0.00	7,599.00
5150 PARKING													
5152 Snow Plowing Contract	1,920.00	1,520.00	960.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	960.00	5,840.00
5153 Snow Removal Supplies	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00
5150 Total PARKING	2,170.00	1,520.00	960.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	1,210.00	6,340.00
5200 LIFE SAFETY & SECURITY													
5201 Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	160.00
5203 Fire Alarm Contract	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5204 Fire Sprinkler Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	0.00	0.00	310.00
5200 Total LIFE SAFETY & SE	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	470.00	0.00	0.00	0.00	970.00
5300 UTILITIES													
5301 Common Area Electric	700.00	500.00	425.00	375.00	325.00	200.00	375.00	275.00	160.00	75.00	75.00	600.00	4,085.00
5303 Gas	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
5304 Water	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
5305 Sewer	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	1,580.00	18,960.00
5306 Refuse	885.00	885.00	885.00	885.00	885.00	885.00	885.00	885.00	885.00	885.00	885.00	885.00	10,620.00
5307 Pool Phone Land Line	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	924.00
5300 Total UTILITIES	5,172.00	4,972.00	4,897.00	4,847.00	4,797.00	4,672.00	4,847.00	4,747.00	4,632.00	4,547.00	4,547.00	5,072.00	57,749.00
5350 SWIMMING POOL													
5352 Pool Contract	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	700.00	0.00	0.00	0.00	1,200.00
5353 Pool Chemicals	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	0.00	0.00	0.00	750.00
5355 Pool Other	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
5350 Total SWIMMING POOL	0.00	0.00	0.00	0.00	0.00	1,150.00	250.00	250.00	950.00	0.00	0.00	0.00	2,600.00
5450 PAYROLL													
5451 Maintenance Engineer	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00
5450 Total PAYROLL	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00
5600 ADMINISTRATIVE													
5601 Property Management Fe	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	15,912.00
5603 Accounting Fees	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5606 Other Admin Exp	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5600 Total ADMINISTRATIVE	1,426.00	1,926.00	1,426.00	1,426.00	1,426.00	1,426.00	1,426.00	1,426.00	1,426.00	1,426.00	1,426.00	1,426.00	17,612.00
5650 INSURANCE													
5651 Liability & Multi-Peril	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5652 BOD Ins	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
5650 Total INSURANCE	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	990.00	11,880.00
5000 Total EXPENSES	12,008.00	11,658.00	10,523.00	10,313.00	10,842.00	12,221.00	11,698.00	10,496.00	11,376.00	9,973.00	11,224.00	10,948.00	133,280.00
TOTAL EXPENSE	12,008.00	11,658.00	10,523.00	10,313.00	10,842.00	12,221.00	11,698.00	10,496.00	11,376.00	9,973.00	11,224.00	10,948.00	133,280.00
NOI	2,032.00	2,382.00	3,517.00	3,727.00	3,198.00	1,819.00	2,342.00	3,544.00	2,664.00	4,067.00	2,816.00	3,092.00	35,200.00
N/O EXPENSE													
6000 NON-OPERATING EXPENSE													
6002 Funds Transf. to Res. from (2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	33,672.00
6000 Total NON-OPERATING EX	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	33,672.00
TOTAL N/O EXPENSE	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	2,806.00	33,672.00
NET INCOME	-774.00	-424.00	711.00	921.00	392.00	-987.00	-464.00	738.00	-142.00	1,261.00	10.00	286.00	1,528.00

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
NET INCOME SUMMARY													
Income	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	14,040.00	168,480.00
Expense	-12,008.00	-11,658.00	-10,523.00	-10,313.00	-10,842.00	-12,221.00	-11,698.00	-10,496.00	-11,376.00	-9,973.00	-11,224.00	-10,948.00	-133,280.00
Net Operating Income	2,032.00	2,382.00	3,517.00	3,727.00	3,198.00	1,819.00	2,342.00	3,544.00	2,664.00	4,067.00	2,816.00	3,092.00	35,200.00
Non Operating Expense	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-2,806.00	-33,672.00
NET INCOME	-774.00	-424.00	711.00	921.00	392.00	-987.00	-464.00	738.00	-142.00	1,261.00	10.00	286.00	1,528.00

