

HARVARD RIDGE CONDOMINIUM TRUST

2022-2023 BUDGET

DESCRIPTION	2022 BUDGET	Total Projection 2022	2023 BUDGET
OWNER INCOME			
Common Area Fees	717,826	719,269	717,826
Less: Reserve Contribution	(166,404)	(166,404)	(124,607)
CFS - Operating	250,000	250,000	250,000
Late Charges	450	4,027	1,000
Legal/Collection Charges	-	1,533	1,500
Fines / Violations	-	133	-
TOTAL OWNER INCOME	801,872	808,559	845,719
OTHER INCOME			
Int Income - Oper.	34	427	125
Comcast Income	1,980	1,980	1,980
Laundry Income	16,000	16,261	16,500
Pool Lease Rental Income	53,804	53,804	72,559
Miscellaneous Other Income	-	499	-
TOTAL OTHER INCOME	71,818	72,971	91,164
TOTAL INCOME			
	873,690	881,529	936,883
ADMINISTRATIVE EXPENSES			
Bad Debt Expense	-	416	-
Legal-Collections	-	1,533	1,500
Legal-General	10,000	7,524	10,000
Management Fees	59,112	59,112	62,064
Meeting Expense	600	300	300
Misc. Admin. Expense	3,400	3,801	4,000
Postage & Printing	4,800	4,042	4,800
Tax Prep & Review	2,400	2,500	2,600
Telephone	1,650	821	900
TOTAL ADMINISTRATIVE EXPENSES	81,962	80,049	86,164
OPERATING EXPENSES			
Electric-Common Areas	36,500	32,539	40,000
Exterminating	8,800	9,267	9,310
Landscaping-Contract	41,320	44,793	52,910
Landscaping-Flowers/Plantings	1,000	1,000	1,000
Landscaping-Shrub/Tree Contract	9,000	1,187	9,000
Landscape-Extras	4,000	6,052	4,000
Snow - Miscellaneous	13,000	12,740	13,000
Snow Removal & Sanding	41,000	31,333	51,700
Trash Removal	23,000	29,805	30,000
Well/Water	21,700	45,565	45,000
TOTAL OPERATING EXPENSES	199,320	214,280	255,920
MAINTENANCE EXPENSES			
Cleaning	28,000	27,685	27,078
Maint-Payroll	38,000	44,103	39,520
Mtc&Rep-Billed Unit Owner	-	1,385	-
M&R-Bldg Exterior	29,000	19,019	19,000
Mtc&Rep-Fire Alarm System	13,000	6,734	13,000
Mtc&Rep-Miscellaneous	23,600	44,782	23,600
Supplies-Maintenance	3,000	4,687	3,000
TOTAL MAINTENANCE EXPENSES	134,600	148,394	125,198
WWTF EXPENSES			
WWTF-Engineering	34,000	32,430	34,000
WWTF-Operations Contract	22,800	23,067	25,200

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WWTF-Electricity	25,000	24,272	31,500
WWTF-Miscellaneous	3,500	28,726	10,000
WWTF - Permits	8,320	8,320	8,320
WWTF-Pumping	8,894	6,260	8,894
TOTAL WWTF EXPENSES	102,514	123,075	117,914
TAXES & INSURANCE			
Income Taxes-Fed & State	2,500	1,733	2,500
Ins-Property & Liability	302,794	301,102	349,187
TOTAL TAXES & INSURANCE	305,294	302,836	351,687
CONTINGENCY EXPENSES			
General Contingency Exp	50,000	102,965	-
TOTAL CONTINGENCY EXPENSES	50,000	102,965	-
TOTAL EXPENSES	873,690	971,599	936,883
SURPLUS / (DEFICIT)	-	(90,070)	(0)
NET SURPLUS / (DEFICIT)	-	(90,070)	(0)