

**Colonial Village II Condominium  
2023 Approved Budget**

<b>INCOME</b>		<b>2022</b>	<b>2023</b>	<b>% Change fr 2022</b>	<b>% of Income / Expense</b>
<b>Assessment Income</b>					
	4001 Condominium Assessments	1,078,140	1,099,703	2.00%	98.83%
	<b>Total Assessment Income</b>	<b>1,078,140</b>	<b>1,099,703</b>	<b>2.00%</b>	<b>98.83%</b>
<b>Other Income</b>					
	4235 Laundry Income	13,000	13,000	0.00%	1.17%
	<b>Total Other Income</b>	<b>13,000</b>	<b>13,000</b>	<b>0.00%</b>	<b>1.17%</b>
	<b>TOTAL</b>	<b>1,091,140</b>	<b>1,112,703</b>	<b>1.94%</b>	<b>100.00%</b>
<b>EXPENSES</b>					
<b>Administrative Expenses</b>					
	5000 Office Expenses	4,600	4,600	0.00%	0.56%
	5010 Bad Debt Expense	1,500	1,500	0.00%	0.18%
	5015 Bank Charges	100	100	0.00%	0.01%
	5045 Dues/Subscriptions	200	200	0.00%	0.02%
	5050 Minutes	2,500	2,500	0.00%	0.31%
	5090 Office Supplies	800	800	0.00%	0.10%
	5115 Website	350	350	0.00%	0.04%
	5210 Postage/Printing	1,450	1,750	17.14%	0.21%
	6300 Permits & Licenses	850	850	0.00%	0.10%
	7275 L & N Reimbursements (Sched A of Contract)	5,900	7,000	15.71%	0.86%
	<b>Total Administrative Expenses</b>	<b>18,250</b>	<b>19,650</b>	<b>7.12%</b>	<b>2.41%</b>
<b>Board/Committees/Annual Meeting</b>					
	5020 Board Expenses	250	250	0.00%	0.03%
	5200 Social Committee Expenses	750	1,000	33.33%	0.12%
	<b>Total</b>	<b>1,000</b>	<b>1,250</b>	<b>20.00%</b>	<b>0.15%</b>
<b>Payroll/Benefits/Taxes</b>					
	5095 Payroll Services	13,500	13,500	0.00%	1.66%
	5300 Staff Salaries	175,100	182,000	3.94%	22.32%
	5325 Bonuses	5,000	6,000	16.67%	0.74%
	5330 Medical/Health Benefits	14,000	14,000	0.00%	1.72%
	5340 Payroll Taxes	11,300	11,500	1.74%	1.41%
	5375 Unemployment Tax - Federal	300	300	0.00%	0.04%
	5390 Workers Compensation	5,300	5,300	0.00%	0.65%
	9010 Unemployment Taxes - State	800	800	0.00%	0.10%
	<b>Total Payroll/Benefits/Taxes</b>	<b>225,300</b>	<b>233,400</b>	<b>3.47%</b>	<b>28.62%</b>
<b>Utilities</b>					
	6000 Electricity	25,000	25,000	0.00%	3.07%
	6005 Gas	33,000	40,000	17.50%	4.91%
	6025 Water/Sewer	95,000	95,000	0.00%	11.65%
	6040 Cell Phones	1,200	1,200	0.00%	0.15%
	6050 Telephone	2,000	2,000	0.00%	0.25%
	<b>Total Utilities</b>	<b>156,200</b>	<b>163,200</b>	<b>4.29%</b>	<b>20.01%</b>
<b>Contracts</b>					
	6035 Trash Removal	60,000	60,000	0.00%	7.36%
	6100 Landscape Maintenance	41,000	41,000	0.00%	5.03%
	6110 Landscape Repair & Maintenance	13,000	15,000	13.33%	1.84%
	6130 Integrated Plant Management	17,100	18,000	5.00%	2.21%
	6160 Tree Maintenance	13,000	13,000	0.00%	0.00%
	6315 Uniforms (T-shirts/disposable one-piece jumpsuits)	400	400	0.00%	0.05%
	6414 Fire Safety Equipment (Fire Extinguishers)	1,500	1,500	0.00%	0.18%
	6430 Janitorial Services	65,255	70,500	8.04%	8.65%
	6434 Pest Control	5,000	5,000	0.00%	0.61%

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<b>EXPENSES</b>					
(Contracts Cont'd)	6442 Snow Removal	12,000	10,000	-20.00%	1.23%
	6620 Gutter Cleaning	727	500	100.00%	0.06%
	6635 Carpet Cleaning	8,000	8,000	100.00%	0.98%
	9854 Fire Protection System (Storage-Laundry-Trash)	1,500	2,000	33.33%	0.25%
	<b>Total Contracts</b>	<b>238,482</b>	<b>244,900</b>	<b>2.62%</b>	<b>30.03%</b>
<b>R&amp;M</b>					
	6515 Building Repair & Maintenance	14,000	14,000	0.00%	1.72%
	6545 Electrical Repairs	2,000	2,000	0.00%	0.25%
	6645 Keys/Locks	1,000	500	-100.00%	0.06%
	6695 Plumbing	15,000	14,165	-5.57%	1.74%
	6710 Pet Waste Removal (dog waste stations)	3,200	3,000	-6.67%	0.37%
	6725 Roofs	3,500	2,000	-75.00%	0.25%
	6745 Signs	350	350	0.00%	0.04%
	6795 Maintenance Supplies	7000	7000	0.00%	2.36%
	<b>Total Repair &amp; Maintenance</b>	<b>46,050</b>	<b>43,015</b>	<b>-7.06%</b>	<b>5.27%</b>
<b>Professional Services</b>					
	7000 Audit/Tax Return Preparation	5,500	5,500	0.00%	0.67%
	7005 Consulting/Engineering	1,000	750	-33.33%	0.09%
	7020 Legal Services	1,500	1,500	0.00%	0.13%
	7025 Legal - Collections	2,000	1,500	-33.33%	0.18%
	7040 Management Fees	51,620	53,300	3.15%	6.54%
	<b>Total Professional Services</b>	<b>61,620</b>	<b>62,550</b>	<b>1.49%</b>	<b>7.67%</b>
<b>Taxes &amp; Insurance</b>					
	5400 Insurance	42,500	43,000	1.16%	5.27%
	9000 Income Taxes	3,000	3,000	0.00%	0.37%
	9005 State Income Tax	850	850	0.00%	0.10%
	<b>Total Taxes &amp; Insurance</b>	<b>46,350</b>	<b>46,850</b>	<b>1.07%</b>	<b>5.75%</b>
<b>Other Expenses</b>					
	8900 Rent/Lease Payments (Garage #15 @ CV3)	662	662	0.00%	0.06%
		<b>662</b>	<b>662</b>	<b>0.00%</b>	<b>0.06%</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>793,914</b>	<b>815,477</b>	<b>2.64%</b>	<b>100.00%</b>
<b>Reserve Contributions</b>					
	9105 Reserve Contribution Expense	297,226	297,226	0.00%	26.71%
	<b>Total Reserve Contribution</b>	<b>297,226</b>	<b>297,226</b>	<b>0.00%</b>	<b>26.71%</b>
	<b>TOTAL COLONIAL VILLAGE II CONDO EXPENSE</b>	<b>1,091,140</b>	<b>1,112,703</b>	<b>1.94%</b>	<b>100.00%</b>
	<b>Total Association Net Income/(Loss)</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0.00%</b>