

**THE COURTYARD CONDOMINIUM TRUST
2022 BUDGET**

OPERATING Description	2021 BUDGET	Total Projection 2021	2022 BUDGET
INCOME			
OWNER INCOME			
Common Area Fees	743,738	743,232	788,362
Less: Reserve Contribution	(170,000)	(170,000)	(179,993)
Late Charges	1,000	1,215	1,000
Legal/Collection Charges	5,500	4,466	5,500
NSF Charges	-	(20)	-
Fines / Violations	-	425	-
Prior Year Operating Surplus	19,860	-	-
Int Income - Oper.	90	87	50
Miscellaneous Other Income	-	4,463	-
TOTAL INCOME	600,188	583,868	614,919

EXPENSE			
CLUBHSE COMMUNITY EXPENSES			
Clubhouse - Electric	2,710	3,322	3,300
Clubhouse - Expenses	1,000	1,235	1,000
Clubhouse - Gas	1,150	1,154	1,250
TOTAL CLUB/COMM EXPENSES	4,860	5,712	5,550
ADMINISTRATIVE EXPENSES			
Bad Debt Expense	-	50	-
Legal-Collections	5,500	4,466	5,500
Legal-General	5,500	5,585	5,500
Management Fees	44,724	44,724	46,066
Misc. Admin. Expense	700	3,157	1,500
Postage & Printing	4,500	4,927	4,500
Tax Prep & Review	2,750	2,700	2,800
Telephone	4,000	3,688	3,750
TOTAL ADMINISTRATIVE EXPENSES	67,674	69,297	69,616
OPERATING EXPENSES			
Electric-Common Areas	12,000	10,219	11,000
Exterminating	3,000	2,494	2,500
Fuel/Gas	750	853	800
Irrigation	4,000	3,476	4,000
Landscaping-Contract	45,400	45,400	45,400
Landscaping-Improvements	8,000	10,408	8,000
Pool Supplies/Service	7,000	8,556	8,000
Sump Pump	-	500	500
Sewer	52,000	45,436	50,000
Snow Removal	41,250	42,550	42,550
Snow - Miscellaneous	6,000	14,550	8,000

OPERATING Description	2021 BUDGET	Total Projection 2021	2022 BUDGET
Snow Removal-Roofs	15,500	19,030	15,500
Trash Removal	1,000	400	700
Uniforms	300	150	300
Water	72,000	60,440	65,000
TOTAL OPERATING EXPENSES	268,200	264,460	262,250
MAINTENANCE EXPENSES			
Maintenance - Common Area	25,630	64,029	34,500
Mtc&Rep-Billed Unit Owner	-	(13,224)	-
M&R-Electrical	3,000	400	3,000
Mtc&Rep-Fire Alarm System	16,000	14,701	16,000
Mtc&Rep-Plumbing	4,000	1,993	3,000
Mtc&Rep-Pump Station	9,000	10,165	9,620
Payroll - Lifeguards/Maintenance	80,877	82,168	\$85,664
Supplies-Maintenance	5,000	4,892	5,000
TOTAL MAINTENANCE EXPENSES	143,507	165,124	156,784
TAXES & INSURANCE			
Income Taxes-Fed & State	873	612	700
P/R-Ins Health & Benefits	8,248	12,764	\$8,248
Ins-Property & Liability	77,867	70,642	81,760
P/R Overhead (Taxes)	23,959	21,080	\$ 27,012
TOTAL TAXES & INSURANCE	110,947	105,098	117,720
CONTINGENCY EXPENSES			
General Contingency Exp	5,000	500	3,000
TOTAL CONTINGENCY EXPENSES	5,000	500	3,000
TOTAL EXPENSES	600,188	610,190	614,920

SURPLUS / (DEFICIT)		(26,322)	(0)
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RESERVE Description	2021 BUDGET	2022 BUDGET
INCOME		
Reserve Contribution	170,000	179,993
Int Inc - Reserve	600	600
Total Income	170,600	180,593
EXPENSE		
Capital - Decks	-	
Capital - Drainage	-	
Capital - Doors	-	
Cap Pool Coping & Tile	-	75,000 *
Capital-Plaster & Repairs	30,000	-
Capital - Sidewalks/Roadways	350,000	500,000 *
Capital-Sump Pump	-	-
Closet Rebuilds		45,000 *
	380,000	620,000
	(209,400)	(439,407)

* estimates