

	A	B	C	E	F	G	I	J
1	STAPLETON MANSION HOMES CONDO ASSN							
2	2022 BUDGET - Approved by Membership 11/23/2021							
3								
4		2019	2020	2021	2021	2021	2022	2022
5	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	YTD	PROJECTED	BUDGET	\$/UNIT
6					9/30/2021			PER MO.
7	INCOME							
8	ASSOCIATION DUES	289,296	312,816	312,816	233,373	312,816	359,856	306.00
9	LATE FEES	700	750	0	(486)	400	400	0.34
10	LEGAL FEE RECOVERY			0	0	0	0	0.00
11	INTEREST INCOME	9	7	0	9	12	0	0.00
12	RESERVE TRANSFERS	(28,932)	(52,452)	(31,282)	(23,463)	(31,282)	(41,000)	(34.86)
13	MISCELLANEOUS INCOME		(246)					
14	TOTAL OPERATING REVENUES:	261,073	260,875	281,534	209,433	281,946	319,256	
15								
16	EXPENSES							
17	ADMINISTRATIVE EXPENSES							
18	MANAGEMENT FEES	12,000	12,000	12,000	11,400	12,000	22,248	18.92
19	ACCOUNTING FEE	8400	9600	9600	4800	9,600	0	0.00
20	LEGAL FEES	0	0	0	2,879	2,879	3500	2.98
21	AUDIT FEES	2,000	2,100	2,000	2,100	2,100	2,100	1.79
22	POSTAGE, PRINTING, COPIES	932	849	600	775	1,382	2,000	1.70
23	OFFICE SUPPLIES	203	128	120	137	175	200	0.17
24	TELEPHONE & ANSWERING SVCS	1,556	1,782	960	787	1,000	1,500	1.28
25	MEETING EXPENSES	171	0	0	0	0	0	0.00
26	WEBSITE EXPENSES	749	656	636	477	636	636	0.54
27	CASUALTY LOSS	8,098		0	0	0	0	0.00
28	INSURANCE	42,575	46,577	42,000	36,046	52,300	65,000	55.27
29	WORKER'S COMP INSURANCE	352	352	0	352	352	352	0.30
30	CIT BANK LOAN INTEREST	30,740	27,463	27,600	20,621	24,000	25,290	21.51
31	CIT BANK LOAN PRIN PMNTS	0	0	37,860	28,471	41,455	40,165	34.15
32	MISCELLANEOUS EXP	1,466	617	600	1,054	1,250	850	0.72
33	CONTINGENCY		0	11,358	0	0	0	0.00
34	TOTAL ADMIN. EXPENSE	109,241	102,124	145,334	109,899	149,129	163,841	139.32
35								
36	UTILITIES							
37	WATER & SEWER	37,016	34,700	35,000	32,740	43,425	45,000	38.27
38	DRAINAGE	9,920	11,545	10,000	11,311	11,311	12,059	10.25
39	ELECTRIC	2,374	2,270	2,400	2,627	3,417	3,656	3.11
40	TOTAL UTILITY EXPENSE	49,310	48,515	47,400	46,678	58,153	60,715	51.63
41								
42	GROUNDS							
43	LANDSCAPE CONTRACT	18,285	19,341	21,000	14,490	20,285	23,000	19.56
44	SHRUBS/GARDEN BEDS	29,306	25,708	27,000	17,255	25,655	29,000	24.66
45	SPRINKLER REPAIRS	21,070	8,852	11,500	9,430	14,425	15,500	13.18
46	EXTERIOR LIGHTS	2,288	1,485	1,500	884	1,340	1,400	1.19
47	SNOW REMOVAL	17,852	12,558	14,000	11,168	13,668	15,500	13.18
48	TOTAL GROUNDS MAINT EXP	88,801	67,943	75,000	53,227	75,373	84,400	71.77
49								
50	BUILDING MAINTENANCE							
51	ROOF REPAIRS	0	0	6,000	228	750	1,500	1.28
52	GUTTERS/DOWNSPOUTS			6,000	715	1,000	1,500	1.28
53	PLUMBING/SEWER			0	560	560	1,000	0.85
54	PEST CONTROL	1,955	2,970	0	2,542	4,200	3,800	3.23
55	EXTERIOR BLDG MAINT	8,974	9,534	1,800	1,605	2,000	2,500	2.13
56	TOTAL BUILDING MAINT EXP	10,929	12,504	13,800	5,650	8,510	10,300	8.76
57								
58	TOTAL OPERATING EXPENSES	258,281	231,086	281,534	215,453	291,165	319,256	306
59								
60	NET OPERATING - Income(Loss)	2,792	29,788	0	(6,020)	(9,219)	-	