

CRYSTAL BAY CONDOMINIUM ASSOCIATION, INC.

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232 Units

JANUARY 1, 2023 - DECEMBER 31, 2023 PROPOSED BUDGET

	REVENUE	2022 BUDGET	ACTUAL THRU 9/30/2022	2023 PROPOSED BUDGET	2023 PROPOSED MONTHLY AMOUNT	
4010	Unit Maintenance Fees	\$1,200,624	\$908,317	\$1,653,000	\$137,750	37.68%
4020	Unit Late Fees	\$0	\$625	\$500	\$42	
4200	Storage Income	\$6,500	\$5,890	\$7,000	\$583	
4500	Application Income	\$1,500	\$2,060	\$1,500	\$125	
4600	Rental Income	\$9,600	\$10,800	\$9,600	\$800	
4820	Move-In Fee	\$2,000	\$2,180	\$2,000	\$167	
	TOTAL REVENUE	\$1,220,224	\$929,872	\$1,673,600	\$139,467	
	OPERATING EXPENSES					
5010	Admin/ Bank/Coupons /Tenant Ck/Units	\$10,000	\$11,242	\$12,000	\$1,000	
5200	Pest Control	\$3,000	\$5,950	\$10,400	\$867	
5300	Insurance (April/- Flood - August/	\$259,000	\$208,341	\$395,000	\$32,917	
5400	Lawn Service Contract	\$38,400	\$29,308	\$40,000	\$3,333	
5420	Irrigation - Repairs	\$3,000	\$17,008	\$3,000	\$250	
5600	License / Permit Fees	\$700	\$775	\$700	\$58	
5620	Division Fees	\$1,000	\$0	\$1,000	\$83	
5700	Rec Fees	\$104,410	\$78,307	\$113,142	\$9,429	
5800	Management Fee	\$23,664	\$18,792	\$25,056	\$2,088	
5900	Legal	\$15,000	\$258	\$5,000	\$417	
5910	Taxes & Audit	\$325	\$375	\$3,325	\$277	
6100	Repair / Maintenance - Building /Grounds	\$44,000	\$25,265	\$44,000	\$3,667	
6110	Repair / Maintenance - Elevator	\$15,000	\$8,294	\$15,000	\$1,250	
6115	Repair / Maintenance - Generator	\$5,000	\$1,566	\$5,000	\$417	
6130	Repair / Maintenance - Fire Extinguisher	\$3,000	\$7,894	\$3,000	\$250	
6150	Carpet Cleaning / Tile	\$1,780	\$125	\$3,000	\$250	
6160	Lake / Pond Maint (\$185 mth)	\$2,220	\$2,260	\$2,220	\$185	
6165	Fountain Repairs	\$1,000	\$230	\$1,500	\$125	
6170	Alarm Services Tyco	\$2,000	\$6,124	\$2,000	\$167	
6175	Elevator Telephone / Kings III	\$3,700	\$2,754	\$3,700	\$308	
6300	Elevator Inspection	\$1,225	\$0	\$1,225	\$102	
6310	Elevator Contract (Oracle)	\$4,845	\$3,634	\$4,845	\$404	
6320	Elevator Contract (Thyssen)	\$15,000	\$11,355	\$15,000	\$1,250	
6400	Salaries / Maintenance	\$52,000	\$42,661	\$52,000	\$4,333	
6410	Salaries / Manager (20hrs)	\$23,500	\$15,809	\$23,500	\$1,958	
6610	Janitorial Contract (Van Guard)	\$28,000	\$20,736	\$28,000	\$2,333	
7001	Electricity	\$49,500	\$38,067	\$54,000	\$4,500	
7002	Water & Sewer (.725%)	\$124,000	\$0	\$126,372	\$10,531	
7004	Utilities - Trash	\$35,000	\$28,334	\$39,000	\$3,250	
7005	Telephone	\$15,000	\$15,226	\$17,000	\$1,417	
7006	Cable TV (1-1-2022)	\$133,624	\$90,577	\$172,470	\$14,373	
	TOTAL OPERATING EXPENSES	\$1,017,893	\$691,266	\$1,221,455	\$101,788	
	RESERVES					
9010	Reserves - Painting (Interior, exterior)	\$35,895	\$26,921	\$35,896	\$2,991	
9020	Reserves - Parking Lot	\$60,351	\$45,263	\$30,177	\$2,515	
9030	Reserves - Roof	\$58,995	\$44,246	\$243,330	\$20,278	
9050	Reserves - Elevator	\$22,017	\$16,513	\$24,906	\$2,076	
9060	Reserves - HVAC	\$5,828	\$4,371	\$9,469	\$789	
9070	Reserves - Fire Safety / Generator	\$2,530	\$1,897	\$2,529	\$211	
9080	Reserves - Carpet / Flooring	\$5,000	\$3,750	\$5,000	\$417	
9060	Reserves - Landscaping	\$734	\$551	\$734	\$61	
9100	Reserves - Deferred	\$10,981	\$8,236	\$100,104	\$8,342	
	TOTAL RESERVES	\$202,331	\$151,748	\$452,145	\$37,679	
	TOTAL EXPENSES	\$1,220,224	\$843,014	\$1,673,600	\$139,467	
				\$0		

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NEW 2023 MAINTENANCE FEES FULLY FUNDING										
TYPE	UNIT	NO UNITS	%	REC FEES	CABLE	NEW 2023	2022			
WATERFORD	A	38	0.495000%	\$40.64	\$61.95	\$666.63	\$482.57			
STUEBEN	B	97	0.351500%	\$40.64	\$61.95	\$503.12	\$367.46			
DALTON	C	20	0.316100%	\$40.64	\$61.95	\$462.78	\$339.06			
DALTON	D	8	0.540000%	\$40.64	\$61.95	\$717.91	\$518.67			
A	E	2	0.545000%	\$40.64	\$61.95	\$723.61	\$522.68			
C	F	1	0.667600%	\$40.64	\$61.95	\$863.31	\$621.02			
TIFFANY	G	38	0.499100%	\$40.64	\$61.95	\$671.30	\$485.86			
F	H	6	0.685300%	\$40.64	\$61.95	\$883.48	\$635.22			
H	I	12	0.565900%	\$40.64	\$61.95	\$747.42	\$539.44			
G	J	6	0.522300%	\$40.64	\$61.95	\$697.74	\$504.47			
MISC	K	2	0.346100%	\$40.64	\$61.95	\$496.96	\$363.13			
E	L	1	0.416900%	\$40.64	\$61.95	\$577.64	\$419.92			
B	M	1	0.583600%	\$40.64	\$61.95	\$767.59	\$553.64			
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