

CRYSTAL BAY CONDOMINIUM ASSOCIATION, INC.

232 Units

JANUARY 1, 2024 - DECEMBER 31, 2024 PROPOSED BUDGET

			ACTUAL THRU 9/30/2023	2024 PROPOSED BUDGET	2024 PROPOSED MONTHLY AMOUNT	
	REVENUE	2023 BUDGET				
4010	Unit Maintenance Fees	\$1,653,000	\$1,214,630	\$1,950,933	\$162,578	18.02%
4020	Unit Late Fees	\$500	\$2,850	\$1,000	\$83	
4200	Storage Income	\$7,000	\$6,630	\$7,000	\$583	
4500	Application Income	\$1,500	\$3,200	\$1,500	\$125	
4600	Rental Income	\$9,600	\$10,400	\$9,600	\$800	
4820	Move-In Fee	\$2,000	\$2,240	\$2,000	\$167	
	TOTAL REVENUE	\$1,673,600	\$1,239,950	\$1,972,033	\$164,336	
	OPERATING EXPENSES					
5010	Admin/ Bank/Coupons /Tenant Ck/Units	\$12,000	\$18,848	\$12,000	\$1,000	
	Web-Site	\$0	\$0	\$595	\$50	
	Roofing loan P/I	\$0	\$0	\$256,000	\$21,333	
5200	Pest Control	\$10,400	\$6,950	\$10,000	\$833	
5300	Insurance (April/- Flood - August/	\$395,000	\$591,935	\$460,187	\$38,349	
5400	Lawn Service Contract/Westcoast	\$40,000	\$31,039	\$44,285	\$3,690	
5420	Irrigation - Repairs/Westcoast	\$3,000	\$3,285	\$3,000	\$250	
5600	License / Permit Fees	\$700	\$310	\$700	\$58	
5620	Division Fees	\$1,000	\$0	\$1,010	\$84	
5700	Rec Fees	\$113,142	\$159,672	\$115,000	\$9,583	
5800	Management Fee	\$25,056	\$18,792	\$25,056	\$2,088	
5900	Legal	\$5,000	\$268	\$25,000	\$2,083	
5910	Taxes & Audit	\$3,325	\$400	\$3,325	\$277	
6100	Repair / Maintenance - Building /Grounds	\$44,000	\$31,933	\$45,000	\$3,750	
6110	Repair / Maintenance - Elevator	\$15,000	\$10,473	\$18,000	\$1,500	
6115	Repair / Maintenance - Generator	\$5,000	\$4,327	\$5,000	\$417	
6130	Repair / Maintenance - Fire Extinguisher	\$3,000	\$3,997	\$3,000	\$250	
6150	Carpet Cleaning / Tile	\$3,000	\$2,304	\$5,000	\$417	
6160	Lake / Pond Maint (\$190.55 mth)	\$2,220	\$2,000	\$2,287	\$191	
6165	Fountain Repairs	\$1,500	\$150	\$1,500	\$125	
6170	Alarm Services Johnson Controls	\$2,000	\$7,530	\$9,500	\$792	
6175	Elevator Telephone / Kings III	\$3,700	\$3,015	\$4,550	\$379	
6300	Elevator Inspection	\$1,225	\$1,005	\$1,575	\$131	
6310	Elevator Contract (Oracle)	\$4,845	\$5,571	\$5,570	\$464	
6320	Elevator Contract (Thyssen)	\$15,000	\$14,482	\$18,000	\$1,500	
6400	Salaries / Maintenance (40hrs)	\$52,000	\$40,099	\$54,000	\$4,500	
6410	Salaries / Manager (20hrs)	\$23,500	\$15,258	\$24,000	\$2,000	
6610	Janitorial Contract (Van Guard)	\$28,000	\$17,028	\$32,300	\$2,692	
7001	Electricity	\$54,000	\$52,267	\$64,000	\$5,333	
7002	Water & Sewer (.725%)	\$126,372	\$94,779	\$176,001	\$14,667	
7004	Utilities - Trash	\$39,000	\$30,172	\$42,100	\$3,508	
7005	Telephone	\$17,000	\$16,193	\$20,650	\$1,721	
7006	Cable TV (1-1-2022)	\$172,470	\$130,507	\$182,423	\$15,202	
	TOTAL OPERATING EXPENSES	\$1,221,455	\$1,314,588	\$1,670,614	\$139,218	
	RESERVES					

9010	Reserves - Painting (Interior, exterior)	\$35,896	\$26,922	\$35,895	\$2,991
9020	Reserves - Parking Lot	\$30,177	\$22,633	\$80,175	\$6,681
9030	Reserves - Roof	\$243,330	\$182,498	\$88,044	\$7,337
9050	Reserves - Elevator	\$24,906	\$18,680	\$25,922	\$2,160
9060	Reserves - HVAC	\$9,469	\$7,102	\$11,525	\$960
9070	Reserves - Fire Safety / Generator	\$2,529	\$1,897	\$4,858	\$405
9080	Reserves - Carpet / Flooring	\$5,000	\$3,750	\$5,000	\$417
9060	Reserves - Landscaping	\$734	\$551	\$0	\$0
9100	Reserves - Deferred	\$100,104	\$75,078	\$50,000	\$4,167
	TOTAL RESERVES	\$452,145	\$339,109	\$301,419	\$25,118
	TOTAL EXPENSES	\$1,673,600	\$1,653,697	\$1,972,033	\$164,336
				\$0	

