

Carlton Gardens 2018 - 2019 (5/1 - 4/30) Budget

	17 - 18 Budget	17 - 18 Actuals	18 - 19 Budget
INCOME:			
Condo Fee	\$ 498,883.00	\$ 500,113.00	\$ 498,883.00
Interest	\$ 100.00	\$ 809.00	\$ 100.00
Late Fee	\$ -	\$ 3,501.00	\$ -
Laundry	\$ 20,000.00	\$ 18,882.00	\$ 19,000.00
Other	\$ 1,000.00	\$ 8,588.00	\$ 1,000.00
Parking space rentals	\$ 9,500.00	\$ 9,767.00	\$ 9,500.00
Rental Unit	\$ 13,800.00	\$ 15,980.00	\$ 18,000.00
Supplemental Fee	\$ 104,519.00	\$ 99,686.00	\$ -
Violations	\$ -		
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TOTAL INCOME	\$ 647,802.00	\$ 657,326.00	\$ 546,483.00
 EXP. - ADMIN.			
Accounting	\$ 5,000.00	\$ 5,060.00	\$ 5,000.00
Bank Loan - Interest	\$ 2,400.00	\$ 1,842.00	\$ -
Bank Loan - Principal	\$ 70,475.00	\$ 67,172.00	\$ -
Insurance	\$ 54,000.00	\$ 71,369.00	\$ 54,000.00
Legal- Common	\$ 2,000.00	\$ 1,078.00	\$ 3,000.00
Management Fee	\$ 48,645.00	\$ 48,645.00	\$ 49,618.00
Meetings	\$ 1,000.00	\$ 657.00	\$ 1,000.00
Other	\$ 300.00	\$ 483.00	\$ 300.00
Print & Postage	\$ 3,000.00	\$ 3,897.00	\$ 3,000.00
Taxes	\$ 5,000.00	\$ 6,028.00	\$ 5,000.00
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TOTAL ADMIN.	\$ 191,820.00	\$ 206,231.00	\$ 120,918.00
 EXP. - REPAIR			
Electrical	\$ 1,000.00	\$ 435.00	\$ 1,000.00
Fire extinguishers	\$ 500.00	\$ 497.00	\$ 500.00
Intercom	\$ 2,000.00	\$ -	\$ 1,000.00
Locksmith	\$ 1,000.00	\$ 1,164.00	\$ 1,000.00
Other	\$ 1,000.00	\$ 569.00	\$ 1,000.00
Pipe & Drain	\$ 3,000.00	\$ 4,018.00	\$ 4,000.00
Plumbing	\$ 4,000.00	\$ 8,343.00	\$ 4,000.00
Pool	\$ 1,000.00	\$ 493.00	\$ 3,250.00
Roadway	\$ 1,000.00	\$ -	\$ 1,000.00
Rental	\$ 1,000.00	\$ 4,362.00	\$ 2,000.00
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TOTAL REPAIR	\$ 15,500.00	\$ 19,881.00	\$ 18,750.00

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EXP. - MAINT.

Building Supplies	\$ 6,000.00	\$ 5,272.00	\$ 6,000.00
Carpet Cleaning	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Catch Basin Cleaning	\$ 250.00	\$ 175.00	\$ -
Cleaning Service	\$ 13,260.00	\$ 13,260.00	\$ 13,260.00
Furnace & Boiler	\$ 2,500.00	\$ -	\$ 7,500.00
General Maint.	\$ 60,000.00	\$ 58,177.00	\$ 60,000.00
Junk Removal	\$ 300.00	\$ 435.00	\$ 400.00
Landscaping / Plowing	\$ 68,800.00	\$ 68,800.00	\$ 68,800.00
Landscaping - Other	\$ 4,000.00	\$ 20,770.00	\$ 4,000.00
Snow Removal - Other	\$ 3,000.00	\$ 1,126.00	\$ 3,000.00
Other Maint.	\$ 1,000.00	\$ -	\$ 1,000.00
Pest Control	\$ 1,000.00	\$ 300.00	\$ 1,000.00
Phone Lines / Internet	\$ 1,000.00	\$ 2,259.00	\$ 2,275.00
Pool Maint & Chemicals	\$ 1,500.00	\$ 1,057.00	\$ 1,500.00
Pool - Lifeguards	\$ 17,000.00	\$ 18,032.00	\$ 18,000.00
Rubbish	\$ 13,600.00	\$ 14,177.00	\$ 14,400.00
TOTAL MAINT.	\$ 196,210.00	\$ 206,840.00	\$ 204,135.00

EXP. - UTILITIES

Electricity	\$ 16,100.00	\$ 17,954.00	\$ 17,700.00
Gas	\$ 20,000.00	\$ 21,978.00	\$ 22,000.00
Water & Sewer	\$ 115,000.00	\$ 99,979.00	\$ 105,000.00
TOTAL UTILITIES	\$ 151,100.00	\$ 139,911.00	\$ 144,700.00
TOTAL EXPENSES	\$ 554,630.00	\$ 572,863.00	\$ 488,503.00
RESERVE TRANSFERS	\$ 93,172.00	\$ 84,463.00	\$ 57,980.00
PROFIT / LOSS	\$ -	\$ -	\$ -