

Hanley Lofts Condo Association
PROJECTED BUILD OUT BUDGET

INCOME: Assessments		Cost/Mo	Times/Yr	# Units	2022 Budget
5010	Dues	\$ 296.50	12	36	\$ 128,088.00
	Master Dues	\$ 11.50	12	36	\$ 4,968.00
<i>Projected % of Delinquent Dues</i>			0.5%		\$ (640.44)
SubTotal:					\$ 132,415.56

INCOME: Other					
5014	Transfer Fee	\$ -			\$ -
5020	Late Charges	\$ -			\$ -
5021	Late Interest	\$ -			\$ -
5025	NSF Income	\$ -			\$ -
5026	Fine Income	\$ -			\$ -
5032	Lien Income	\$ -			\$ -
5050	Interest Income	\$ -			\$ -
5100	Misc. Income				\$ -
Total Income:					\$ 132,415.56

EXPENSES: Administrative expenses					
6120	Community Events				\$ -
6135	Board & Annual Meetings				\$ 100.00
6305	Accounting				\$ 350.00
6306	Legal				\$ -
6330	Bank Charges				\$ -
6626	Postage				\$ 500.00
6900	Web Fees				\$ 200.00
7505	Management Fee	\$20	12	36	\$ 8,640.00
SubTotal:					\$ 9,790.00

EXPENSES: Utilities and Taxes					
6410	Refuse Removal				\$ 4,320.00
6415	Electricity & Gas				\$ 3,600.00
6420	Water				\$ 14,340.00
6425	Sewer				\$ 15,120.00
7508	Property Taxes				\$ 250.00
7515	Income Taxes				\$ 100.00
SubTotal:					\$ 37,730.00

EXPENSES: Landscaping					
6615	Snow Removal				\$ 6,000.00
6810	Mowing - Commons				\$ 20,640.00
6820	Fertilize - Commons				\$ 2,500.00
6830	Turf Spray - Commons				\$ 1,000.00
6843	Master Tree Program				\$ 2,500.00
6844	Insect Control				\$ 1,800.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)				\$ -
6860	Sprinkler Turn On & Blow Out				\$ 1,000.00
6880	Landscape Labor/Materials irrigation				\$ 3,000.00
6890	Misc. Landscape- Planter/Fall clean				\$ 14,000.00
6891	Swale Maintenance				\$ 500.00
SubTotal:					\$ 52,940.00

EXPENSES: Building Maintenance and Capital Reserves					
6310	Insurance Expense				\$ 8,400.00
6320	Staffing (Maintenance)				\$ -
6440	Street & Breeze Ways-Maint.				\$ 2,400.00
6630	Repairs & Maintenance- Building				\$ 2,100.00
6635	Special Projects-Damages (water)				\$ -
6750	Fire Alarm System				\$ 1,492.60
6620	Reserve Funding	40	12	36	\$ 17,280.00
SubTotal:					\$ 31,672.60

	HOA Main Dues	\$ 11.50	12	36	\$ 4,968.00
SubTotal:					\$ 4,968.00

TOTAL EXPENSES: \$ 137,100.60
NET CASH FLOW: \$ (4,685.04)