

# Franklin Park West - APPROVED Oct 2022 to Sept 2023 Budget

9/30/2022 With a \$15.00 per month increase (\$13,320 add'l annual income) beginning Nov 1, 2022

Income	Budget				ACTUAL		ESTIMATE		Total	Difference	Budget	
	2021-2022	2021-2022	2021-2022	2021-2022	2021-2022	2021-2022	2022-2023	2022-2023				
1	<b>New Assessments \$ 290 x 74 x 12</b>	244,200.00	197,086.00	40,700.00	237,786.00	(6,414.00)	<b>257,520.00</b>					
2	Laundry Income	7,500.00	4,349.00	800.00	5,149.00	(2,351.00)	5,200.00					
3	Storage Lockers	1,300.00	1,410.00	40.00	1,450.00	150.00	1,300.00					
4	Late/Violation Fees	-	540.00	-	540.00	540.00	-					
5	Interest Income	-	7.00	2.00	9.00	9.00	-					
	<b>Total Income</b>	<b>253,000.00</b>	203,392.00	41,542.00	244,934.00	(8,066.00)	<b>264,020.00</b>					
<b>Expenses</b>												
6	Postage/Printing	100.00	92.00	-	92.00	(8.00)	100.00					
7	Insurance	23,000.00	22,050.00	2,154.00	24,204.00	1,204.00	26,000.00					
8	CAN Surety Bond	400.00	343.00	-	343.00	(57.00)	400.00					
9	Legal Fees	100.00	-	-	-	(100.00)	100.00					
10	Management Services	15,600.00	14,300.00	1,300.00	15,600.00	-	15,600.00					
11	Meeting Expense	300.00	300.00	200.00	200.00	(100.00)	300.00				Sept Annua	
12	Office Expense	50.00	189.00	-	189.00	139.00	150.00					
13	Professional Fees - Tax Prep, SOS, DORA	150.00	164.00	-	164.00	14.00	164.00					
14	Fed and State Taxes	600.00	-	-	-	(600.00)	200.00					
15	Building R & M Misc	3,000.00	2,013.00	-	2,013.00	(987.00)	8,000.00					
16	Building Plumbing Repairs	-	7,166.00	-	7,166.00	7,166.00	-					
17	Roof Repair/Replacement	14,000.00	13,934.00	-	13,934.00	(66.00)	2,000.00				600 Bldg	
18	HVAC R&M	2,000.00	1,336.00	1,447.00	2,783.00	783.00	2,000.00					
19	HVAC - New Swamp Coolers	5,000.00	-	-	-	(5,000.00)	5,000.00				3-4 S/Cs	
20	Boiler Repair	3,000.00	919.00	2,000.00	2,919.00	(81.00)	3,000.00				Flush Lines	
21	Boiler Repair - Dennis Enterprises	3,919.00	6,532.00	-	6,532.00	2,613.00	-				s/b 10 mos	
22	Garage Doors R & M	300.00	-	-	-	(300.00)	500.00					
23	Elevator Service Contract	2,700.00	2,784.00	-	2,784.00	84.00	2,800.00					
24	Elevator R & M	1,000.00	-	-	-	(1,000.00)	500.00					
25	Fire Extinguishers	500.00	-	-	-	-	500.00					
26	Pest Control	600.00	650.00	110.00	760.00	160.00	600.00					
27	Security	300.00	1,819.00	-	1,819.00	1,519.00	300.00					
28	Laundry Equipment R & M	5,000.00	1,004.00	-	1,004.00	(3,996.00)	5,000.00					
29	Sewer Line Repairs	28,000.00	35,780.00	-	35,780.00	7,780.00	4,800.00				All Replace	
30	Deck Drain Repairs	-	-	500.00	500.00	500.00	15,000.00					

31	Cleaning/Janitorial Supplies	200.00	61.00	61.00	(139.00)	200.00	
32	Pool/Poolhouse R & M	650.00	5,074.00	5,074.00	4,424.00	2,000.00	
33	Pool Exhaust Fan	1,000.00	3,882.00	3,882.00	2,882.00	1,000.00	
34	Common Area Maintenance / Lawn / Rocks	550.00	478.00	478.00	(72.00)	550.00	
35	Common Area Beautification	1,500.00	3,072.00	3,072.00	1,572.00	-	
36	Lighting R & M	750.00	25.00	25.00	(725.00)	750.00	
37	Parking Lot Maintenance	250.00	-	-	(250.00)	250.00	
38	Irrigation System R & M	300.00	-	-	(300.00)	300.00	
39	On-Site Caretaker Salary	30,000.00	30,104.07	30,104.07	104.07	32,000.00	
40	On-Site Caretaker-Payroll Taxes	2,500.00	2,498.00	2,763.00	263.00	2,500.00	
41	On-Site Payroll Prep/Accounting	1,200.00	1,082.00	1,198.00	(2.00)	1,200.00	
42	Caretaker Unit Repairs	300.00	696.00	696.00	396.00	300.00	
43	Snow Removal	100.00	169.00	169.00	69.00	100.00	
44	Tree/Shrub R & M	500.00	2,150.00	2,150.00	1,650.00	500.00	
45	<b>Contribution To Reserve</b>	<b>10,000.00</b>			<b>(10,000.00)</b>	<b>25,752.00</b>	
<b>Utilities:</b>							
46	Trash	8,000.00	7,110.00	685.00	7,795.00	8,000.00	
47	Water	20,000.00	15,477.00	3,004.00	18,481.00	20,000.00	
48	Sewer	15,300.00	12,491.00	2,600.00	15,091.00	15,300.00	
49	Electricity	20,000.00	15,086.00	3,161.00	18,247.00	20,000.00	
50	Gas	31,000.00	36,715.00	2,805.00	39,520.00	40,000.00	
	<b>Total Expenses</b>	<b>253,719.00</b>			<b>268,092.07</b>	<b>263,716.00</b>	

**Profit (Loss)**

**(719.00)**

**(23,158.07)**

**14,373.07**

**304.00**

Cash on Hand 10/01/21 \$43,885.00  
 Cash on Hand 09/13/22 \$13,970.00