

Bristlecone Condominium Owners' Association Annual Budget 2023

	Jan - Sep 22 Actuals	YTD Budget 2022	YTD \$ Over Budget 2022	Annual Budget 2022	Annual Budget 2023
Operating Income/Expense					
Income					
4000 · HOA Dues	113,725.95	113,726.25	(0.30)	151,635.00	175,670.00
Total Income	113,725.95	113,726.25	(0.30)	151,635.00	175,670.00
Expense					
6010 · Management Fee	10,660.50	10,661.26	(0.76)	14,215.00	34,200.00
6020 · Accounting/Tax Prep	500.00	550.00	(50.00)	550.00	550.00
6050 · Administrative Expense	112.13	75.01	37.12	100.00	100.00
6060 · Misc. Expense	0.00	112.50	(112.50)	150.00	150.00
6110 · Insurance	9,033.40	6,375.01	2,658.39	8,500.00	10,300.00
6205 · Cable TV	9,473.82	9,450.00	23.82	12,600.00	13,250.00
6210 · Electric	5,306.46	5,999.99	(693.53)	8,000.00	8,000.00
6230 · Water	29,325.63	31,500.00	(2,174.37)	42,000.00	42,000.00
6240 · Sewer	7,390.02	7,500.01	(109.99)	10,000.00	10,000.00
6245 · Telephone	1,664.67	1,800.00	(135.33)	2,400.00	2,400.00
6250 · Trash Removal	1,200.00	900.00	300.00	1,200.00	1,300.00
6310 · Landscape	10,734.71	7,500.00	3,234.71	9,000.00	9,000.00
6330 · Snow Removal	7,878.25	10,000.00	(2,121.75)	15,000.00	15,000.00
6335 · Shuttle Service	3,375.00	2,400.00	975.00	4,000.00	4,000.00
6340 · Building Maintenance	6,878.03	2,250.00	4,628.03	3,000.00	0.00
6345 · Security/Fire Sprinkler	1,889.40	2,977.51	(1,088.11)	3,970.00	3,970.00
6350 · Repairs & Maintenance	4,608.12	5,999.99	(1,391.87)	8,000.00	15,000.00
6360 · Common Area Clean	367.50	2,062.49	(1,694.99)	2,750.00	2,750.00
6370 · Common Area Lights	0.00	225.00	(225.00)	300.00	300.00
6380 · Window Cleaning	0.00	1,200.00	(1,200.00)	2,400.00	2,400.00
6390 · X-Mas Lights	0.00	0.00	0.00	3,500.00	1,000.00
Total Expense	110,397.64	109,538.77	858.87	151,635.00	175,670.00
Net Operating Income	3,328.31	4,187.48	(859.17)	0.00	0.00
Reserve Income/Expense					
Reserve Income					
8010 · Dues- Reserve	30,274.05	30,273.75	0.30	40,365.00	34,330.00
8020 · Reserve- Interest Income	142.88	0.00	142.88	0.00	0.00
8050 · Special Assessment- Reserve Inc	200,000.00	0.00	200,000.00	0.00	0.00
8090 · Transfer Fee- .5%	11,750.00	0.00	11,750.00	0.00	0.00
Total Reserve Income	242,166.93	30,273.75	211,893.18	40,365.00	34,330.00
Reserve Expense					
8110 · Reserve- Decks	78,192.97	0.00	78,192.97	0.00	0.00
8115 · Capital - Siding	3,651.80	0.00	3,651.80	0.00	0.00
8120 · Reserve Exterior Painting	31,400.00	0.00	31,400.00	0.00	0.00
8125 · Railings	13,617.00	0.00	13,617.00	0.00	0.00
8130 · Capital - Asphalt/parking	4,100.00	0.00	4,100.00	0.00	0.00

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8135 · Landscape Improvements	9,296.10	0.00	9,296.10	0.00	0.00
8195 · Capital Project Management 5%	5,240.00	0.00	5,240.00	0.00	0.00
Total Reserve Expense	145,497.87	0.00	145,497.87	0.00	0.00
Net Reserve Income	96,669.06	30,273.75	66,395.31	40,365.00	34,330.00
	99,997.37	34,461.23	65,536.14	40,365.00	34,330.00