

11/15/2023	High Point of Hartsdale Condominium I Approved Operating Budget for 2024	
<u>Revenue</u>	2024 Budget	2023 Budget
Common Charges	2,076,522	1,977,640
Collection Loss	-32,745	-32,745
Parking	3,624	3,802
Legal/Late Fees/Chargebacks	29,025	14,905
Sales/Sublet Fees	18,000	11,500
Laundry	14,800	4,800
	<b>Total Income</b>	<b>2,109,226</b>
		<b>1,979,902</b>
<u>Expenses</u>		
<u>Administrative</u>		
Legal & Accounting	46,200	51,000
Community Association Dues	730,399	711,037
Consulting/Office/Phone	28,050	28,100
	<b>Total Administrative</b>	<b>804,649</b>
		<b>790,137</b>
<u>Janitorial Services</u>		
Janitorial Services	230,400	221,993
	<b>Total Payroll &amp; Benefits</b>	<b>230,400</b>
		<b>221,993</b>
<u>Utilities</u>		
Electric	429,000	375,000
Water & Sewer	105,000	111,000
	<b>Total Utilities</b>	<b>534,000</b>
		<b>486,000</b>
<u>Repairs &amp; Maintenance</u>		
Elevator	30,000	27,000
Plumbing	25,000	26,080
Supplies	20,000	23,000
Painting & Plaster	5,000	7,000
Equipment Repairs	3,000	3,000
Security Cameras	3,000	3,000
Doors & Locks	3,000	2,000
Roof Fans	2,500	2,500
General Repair & Maint	22,600	43,500
	<b>Total Repair &amp; Maintenance</b>	<b>114,100</b>
		<b>137,080</b>
<u>General Expenses</u>		
Insurance	225,570	174,799
Reserve Contributions	198,507	167,712
Income Taxes	2,000	2,000
	<b>Total General Expenses</b>	<b>426,077</b>
		<b>344,511</b>
	<b>Total Disbursements</b>	<b>2,109,226</b>
		<b>1,979,721</b>
<b>Operating Surplus(Deficit)</b>	<b>\$0</b>	<b>\$181</b>

11/15/23	High Point of Hartsdale Condominium I			
	Operating Budget Summary 2024			
Revenue	Projected Actual	2023 Budget	2024 Budget	2023 Bud vs 2024 Bud Var
Common Charges	1,977,640	1,977,640	2,076,522	98,882
Collection Loss	-32,556	-32,745	-32,745	0
Parking	2,916	3,802	3,624	-178
<b>Total Base Charges</b>	<b>1,948,000</b>	<b>1,948,697</b>	<b>2,047,401</b>	<b>98,704</b>
Late/Admin	15,779	3,500	13,800	10,300
Sales/Sublet Fees	18,410	11,500	18,000	6,500
Legal/Monte Carlo Room	24,014	1,325	15,225	13,900
<b>Total Other Charges</b>	<b>58,203</b>	<b>16,325</b>	<b>47,025</b>	<b>30,700</b>
Laundry	4,800	4,800	4,800	0
Other Bldg Income	13,595	10,080	10,000	-80
<b>Total Other Bldg Income</b>	<b>18,395</b>	<b>14,880</b>	<b>14,800</b>	<b>14,800</b>
<b>Total Income</b>	<b>2,024,597</b>	<b>1,979,902</b>	<b>2,109,226</b>	<b>129,324</b>
<b>Expenses</b>				
Legal	39,482	40,000	40,000	0
Accounting	6,200	11,000	6,200	4,800
Other Professional	8,000	12,500	12,500	0
CA Dues	711,037	711,037	730,399	-19,362
Other Admin Expenses	14,096	15,600	15,550	50
Janitorial	221,993	221,993	230,400	-8,407
Electric	311,510	375,000	429,000	-54,000
Water & Sewer	102,021	111,000	105,000	6,000
Repairs and Maintenance	131,477	137,080	114,100	22,980
Corp Taxes	2,434	2,000	2,000	0
Insurance	205,359	174,799	225,570	-50,771
Reserve Contribution	167,712	167,712	198,507	-30,795
<b>Total Expenses</b>	<b>1,921,321</b>	<b>1,979,721</b>	<b>2,109,226</b>	<b>129,505</b>
<b>Excess Revenue over Expenses</b>	<b>103,277</b>	<b>181</b>	<b>0</b>	<b>-181</b>
Mort/Loan Principal Payments	142,964	0	0	0
<b>Excess Revenue over Total Expenses</b>	<b>-39,687</b>	<b>181</b>	<b>0</b>	<b>-181</b>

