

JULIANNE, A CONDOMINIUM ASSOCIATION
BUDGET FORECAST

	BUDGET August 31, 2022	BUDGET August 31, 2021	ACTUAL August 31, 2021	ACTUAL August 31, 2020	ACTUAL August 31, 2019
<u>REVENUE</u>					
Common charges (incl pkgng CC)	181,596	181,596	181,596	128,277 (A)	150,885
Parking fees	2,400	2,400	2,400	6,270	8,760
Laundry income	16,000	17,000	15,488	16,272	18,182
Late fees and other income	1,000	1,500	0	12,904	10,121
Interest income	125	100	100	125	102
	<u>201,121</u>	<u>202,596</u>	<u>199,584</u>	<u>163,848</u>	<u>188,050</u>
<u>EXPENDITURES</u>					
Salaries and related costs	14,200	12,900	14,012	12,262	12,853
Payroll insurance	2,900	2,500	2,821	1,003	1,797
Electricity and gas	28,000	30,000	24,128	23,289	26,803
Water charges	17,000	17,000	15,844	15,824	14,981
Sewer fees	27,500	27,500	26,551	25,716	25,636
Supplies and materials	5,000	5,000	3,973	3,193	10,203
Repairs and maintenance	15,000	15,000	14,668	8,130	9,587
Insurance	17,700	14,000	16,792	12,589	12,336
Professional fees	8,000	7,000	7,522	8,687	5,688
Management and administration	24,000	24,000	23,300	23,100	19,150
Office expense	4,000	3,500	4,540	3,569	3,970
Real estate tax - super's unit	3,000	3,500	2,801	2,762	2,685
Franchise taxes	500	500	500	500	500
Grounds, snow plowing & removal	10,000	10,000	9,944	1,834	6,981
Other operating, licenses and permits	500	500	0	0	3,716
Transfer to reserve for capital improvements	20,000	25,000	25,000	0	0
	<u>197,300</u>	<u>197,900</u>	<u>192,396</u>	<u>142,458</u>	<u>156,886</u>
BUDGETED SURPLUS	<u><u>3,821</u></u>	<u><u>4,696</u></u>			
ACTUAL OPERATING SURPLUS			7,188	21,390	31,164
Parking space assignment			0	25,000	0
Major repairs and replacements			<u>0</u>	<u>(35,151)</u>	<u>(16,180)</u>
NET CASH FLOW			<u><u>7,188</u></u>	<u><u>11,239</u></u>	<u><u>14,984</u></u>
Deficit as a Percent of Common Charges	<u><u>-2.10%</u></u>				

(A) - Three months common charges waived during the fiscal year ending August 31, 2020.