

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC. INC.
Budget Analysis for 2023
 January - Sept 2022

	2022 Actual	2022 Monthly Actual	2023 BUD ANNUAL ANALYSIS	2022 Budget	2023 PROP BUD
Income					
4000 - Maintenance Income	120,627.03			156,190.00	\$ 217,650.00
4200 - Laundry Income	974.30		1,400.00	2,000.00	\$ 1,400.00
4900 - Allowance for Uncollectibles			-1,000.00	-1,000.00	\$ (1,000.00)
Total Income	\$ 121,601.33			\$ 157,190.00	\$ 218,050.00
Gross Profit	\$ 121,601.33			\$ 157,190.00	
Expenses					
6000 - Accounting Fees - Mike Moskowitz	4,460.00	495.56	6,541.33	6,100.00	\$ 6,000.00
6050 - Bank Charges	25.00	2.78	36.67	90.00	\$ 50.00
6100 - Common Area Expenses	537.07	59.67	787.70	1,500.00	\$ 1,000.00
6140 - Electricity - FPL		0.00	0.00	4,000.00	\$ 5,000.00
Electricity - Main	3,117.45	346.38	4,572.26		
Electricity - Small Light	197.37	21.93	289.48		
Total 6140 - Electricity - FPL	\$ 3,314.82	368.31	4,861.74	\$ 4,000.00	
6200 - Elevator Maintenance - Motion Elevator	1,492.11	165.79	2,188.43	4,000.00	\$ 2,500.00
6230 - Elevator Telephone Expense - Verizon	397.19	44.13	582.55	400.00	\$ 600.00
6310 - Fire Protection Services - A Tech		0.00	0.00	1,500.00	\$ 1,500.00
6360 - Gas Expenses - TECO	2,238.16	248.68	3,282.63	2,000.00	\$ 3,500.00
6400 - Insurance		0.00	0.00		
Commercial Liability	5,975.20	663.91	8,763.63	7,000.00	\$ 7,000.00
Commercial Property + Wind		0.00	0.00	49,000.00	\$ 90,000.00
Directors & Officers Liability	1,355.44	150.60	1,987.98	1,000.00	\$ 1,500.00
Fidelity & Crime	313.18	34.80	459.33	500.00	\$ 500.00
Flood		0.00	0.00	8,000.00	\$ 8,000.00
Total 6400 - Insurance	\$ 7,643.82	849.31	11,210.94	\$ 65,500.00	
6420 - Janitorial Services - ACE Cleaning	2,800.00	311.11	4,106.67	4,500.00	\$ 8,400.00
6440 - Landscape Expenses - Tropic Star	2,240.00	248.89	3,285.33	3,000.00	\$ 3,500.00
6460 - Legal Expenses	598.00	66.44	877.07	2,000.00	\$ 1,500.00
6480 - Licenses & Permits	338.80	37.64	496.91	500.00	\$ 500.00
6500 - Miscellaneous	365.94	40.66	536.71	1,500.00	\$ 1,000.00
6690 - Pool Expenses - Aloha Pool Svcs		0.00	0.00	4,000.00	
01 - Monthly Maintenance	2,139.00	237.67	3,137.20		
02 - Add'l Services	568.00	63.11	833.07		
Total 6690 - Pool Expenses - Aloha Pool Svcs	\$ 2,707.00	300.78	3,970.27	\$ 4,000.00	\$ 4,000.00
6700 - Property Management Services	2,500.00	277.78	3,666.67		\$ 15,000.00
6730 - Redemption Credit	-10.61	-1.18	-15.56		\$ -
6750 - Repairs & Maintenance		0.00	0.00	30,000.00	
ATech	1,599.65	177.74	2,346.15		
Mid-South Painting	6,200.00	688.89	9,093.33		
Paradise Service Tech.	15,572.50	1,730.28	22,839.67		
Repair & Maintenance	18,376.74	2,041.86	26,952.55		
Total 6750 - Repairs & Maintenance	\$ 41,748.89	4,638.77	61,231.71	\$ 30,000.00	\$ 33,000.00
6820 - Roof Contract - SK Quality Roofing	2,000.00	222.22	2,933.33	8,000.00	\$ 2,500.00
6860 - Termite Removal - Truly Nolen	540.00	60.00	792.00	600.00	\$ 600.00
6900 - Waste Removal Services - Republic Services		0.00	0.00	5,000.00	
Waste Removal - Main	2,603.85	289.32	3,818.98		
Waste Removal - Recycling	1,496.99	166.33	2,195.59		
Total 6900 - Waste Removal Services - Republic Services	\$ 4,100.84	455.65	6,014.57	\$ 5,000.00	\$ 5,500.00
6920 - Water & Sewer Expenses - City of FTL	10,433.04	1,159.23	15,301.79	13,000.00	\$ 15,000.00
Total Expenses	\$ 90,470.07	10,052.23	132,689.44	\$ 157,190.00	\$ 217,650.00

RESERVE

\$ 21,765.00

Total Budget with Reserve

\$ 239,415.00

Budget: ANNUAL MONTHLY

RESRV + BUD ANNUAL MONTHLY

Unit #	% ownership	\$217,650	
101	2.2647%	\$4,929	\$411
102	2.3328%	\$5,077	\$423
103	2.3328%	\$5,077	\$423
104	2.5792%	\$5,614	\$468
105	2.3553%	\$5,126	\$427
106	2.3553%	\$5,126	\$427
107	2.3553%	\$5,126	\$427
108	2.3553%	\$5,126	\$427
109	3.8048%	\$8,281	\$690
110	2.1215%	\$4,617	\$385
111	3.5175%	\$7,656	\$638
112	2.2647%	\$4,929	\$411
201	2.2647%	\$4,929	\$411
202	3.5175%	\$7,656	\$638
203	2.1215%	\$4,617	\$385
204	3.8048%	\$8,281	\$690
205	2.1215%	\$4,617	\$385
206	3.5102%	\$7,640	\$637
207	3.5102%	\$7,640	\$637
208	2.1215%	\$4,617	\$385
209	3.8048%	\$8,281	\$690
210	2.1215%	\$4,617	\$385
211	3.5175%	\$7,656	\$638
212	2.2647%	\$4,929	\$411
301	2.2647%	\$4,929	\$411
302	3.5175%	\$7,656	\$638
303	2.1215%	\$4,617	\$385
304	3.8048%	\$8,281	\$690
305	2.1215%	\$4,617	\$385
306	3.5102%	\$7,640	\$637
307	3.5102%	\$7,640	\$637
308	2.1215%	\$4,617	\$385
309	3.8048%	\$8,281	\$690
310	2.1215%	\$4,617	\$385
311	3.5175%	\$7,656	\$638
312	2.2647%	\$4,929	\$411
Total	100.0000%	\$217,650	\$18,138

	\$239,415	
	\$5,422	\$452
	\$5,585	\$465
	\$5,585	\$465
	\$6,175	\$515
	\$5,639	\$470
	\$5,639	\$470
	\$5,639	\$470
	\$5,639	\$470
	\$9,109	\$759
	\$5,079	\$423
	\$8,421	\$702
	\$5,422	\$452
	\$5,422	\$452
	\$8,421	\$702
	\$5,079	\$423
	\$9,109	\$759
	\$5,079	\$423
	\$8,404	\$700
	\$8,404	\$700
	\$5,079	\$423
	\$9,109	\$759
	\$5,079	\$423
	\$8,404	\$700
	\$8,404	\$700
	\$5,079	\$423
	\$9,109	\$759
	\$5,079	\$423
	\$8,421	\$702
	\$5,422	\$452
	\$5,422	\$452
	\$8,421	\$702
	\$5,079	\$423
	\$9,109	\$759
	\$5,079	\$423
	\$8,421	\$702
	\$5,422	\$452
Total	\$239,415	\$19,951