

Cornerstone Condominium Association
Budget Worksheet

	Actual	2023/2024	2024/2025
	Jun '23 - May 24	Budget	Budget
Ordinary Income/Expense			
Income			
401 - Regular Assessments			
401.1 - Cable TV Fees	40,341.51	40,341.51	42,669.00
401.2 - Gas Assessments	48,654.72	48,654.72	44,000.00
401 - Regular Assessments - Other	149,662.56	149,662.56	192,160.50
Total 401 - Regular Assessments	238,658.79	238,658.79	278,829.50
402 - Finance Charges & Late Fees	439.15	0.00	0.00
404 - Interest Income	2.43	0.00	0.00
405 - Holy Cross Equity Refund	204.98	0.00	0.00
406 - Miscellaneous Owner Charges	375.00	0.00	0.00
408 - Reserve Assessments	21,615.00	21,615.00	23,616.05
Total Income	261,295.35	260,273.79	302,445.55
Expense			
601 - Management Fees	7,800.00	7,800.00	7,800.00
603 - Cable TV & Internet	40,526.68	40,341.51	42,669.00
604 - Electricity	7,582.77	7,600.00	7,962.00
605 - Insurance	35,944.14	29,073.00	63,196.30
606 - Gas	40,035.78	48,654.72	44,000.00
607 - Legal	0.00	0.00	0.00
608 - Accounting	6,477.34	6,300.00	6,500.00
609 - Office & Administrative	544.41	555.00	555.00
610 - Bank Charges	120.00	120.00	120.00
611 - Licenses & Taxes	43.00	40.00	68.00
618 - R&M - Decks & Roofs	0.00	0.00	0.00
619 - R&M - Sidewalk	0.00	0.00	0.00
620 - General Repair & Maint.	7,137.62	6,824.00	6,999.80
622 - Ice Melt Supplies	265.52	350.00	275.00
623 - Snow Removal			
623.1 - Shoveling	2,614.57	4,000.00	3,000.00
623.2 - Roof	0.00	0.00	0.00
623.3 - Loader	1,200.00	3,700.00	2,000.00
623.4 - Plowing	7,700.00	5,775.00	7,800.00
623 - Snow Removal - Other	0.00	0.00	0.00
624 - Trash Removal	6,559.00	10,123.00	6,600.00
625 - Water & Sewer	43,376.24	41,836.00	45,545.00
628 - Boiler Maintenance			
628.1 - Zone Valves	1,143.03	1,000.00	1,200.00
628 - Boiler Maintenance - Other	2,824.33	4,941.56	3,000.00
629 - R&M - Chimney	0.00	0.00	0.00
630 - R&M - Driveway	684.00	500.00	500.00
631 - Reserve Fund Increases	21,615.00	21,615.00	23,616.05
632 - Irrigation	1,745.00	3,075.00	3,000.00
633 - Lawn Care			
633.1 - Contract Mowing	3,250.00	4,000.00	3,500.00
633 - Lawn Care - Other	1,087.56	1,075.00	1,139.40
634 - Gardening	0.00	0.00	0.00
635 - Tree Maintenance	4,375.00	1,800.00	4,000.00
636 - Lighting	0.00	100.00	100.00
637 - Plumbing	9,762.53	1,900.00	10,000.00
638 - Landscaping & Grounds Cleaning	6,185.38	6,500.00	6,500.00
640 - Pest Control	848.92	675.00	800.00
643 - Painting	0.00	0.00	0.00
644 - Special Projects	0.00	0.00	0.00
Total Expenses	261,447.82	260,273.79	302,445.55
Total Operating Net Income	(152.47)	0.00	0.00