

Greenwich Association, Inc.
Proposed Operating Budget
For the Period of January 1, 2023 Through December 31, 2023

	Adopted 2022 Budget		Proposed 2023 Budget	
	MONTHLY	ANNUAL	MONTHLY	ANNUAL
Revenues				
6010 Owner Assessments	\$ 104,676	\$ 1,256,113	\$ 106,431	\$ 1,283,118
6012 Reserve Assessments	6,315	75,780	7,311	87,729
6025 Laundry Income	2,500	30,000	2,500	30,000
6045 Late Fees	83	1,000	83	1,000
6065 Gate Card Income	42	500	42	500
6070 Filter Income	8	100	8	100
6075 Miscellaneous Income	417	5,000	417	5,000
6080 Deferred Comcast Income	322	3,867	322	3,867
Total Revenue	\$ 114,363	\$ 1,372,360	\$ 117,114	\$ 1,411,314
Expenses				
Administrative/Office Expenses				
7502 Year End Accounting Fees	417	5,000	333	4,000
TBD Coporate Annual Fee			-	61
TBD DBPR			-	884
7500 Monthly Accounting Fees	1,315	15,780	1,315	15,780
7505 Legal Fees	2,083	25,000	2,083	25,000
7510 Management Fees	1,550	18,600	1,550	18,600
7525 License & Permit	417	5,000	343	4,116
7536 Manager	5,417	65,000	5,767	69,200
7540 Office Supplies	250	3,000	250	3,000
7545 Postage & Mail	333	4,000	333	4,000
7810 Bad Debt Expense	833	10,000	833	10,000
Total Administrative	\$ 12,615	\$ 151,380	\$ 12,808	\$ 154,641
7550 Community/Room/Greenwich Park	\$ 4,583	\$ 55,000	\$ 4,583	\$ 55,000
Contract Services:				
TBD Building Security				81,000
7305 Sanitation	2,000	24,000	2,000	24,000
7310 Elevator Contract	900	10,800	1,467	17,600
7315 Elevator Phone	125	1,500	-	-
7325 Cooling Tower Water Treatment	467	5,600	460	5,521
7345 Lawn Maintenance	1,275	15,300	1,275	15,300
7360 Pest Control	867	10,400	867	10,400
7370 Janitorial Staff	9,583	115,000	9,400	112,806
Total Contracts	\$ 15,217	\$ 182,600	\$ 15,469	\$ 185,627
7555 Insurance	\$ 22,083	\$ 265,000	\$ 32,576	\$ 390,917
Repairs and Maintenance				
7110 Management Supplies	333	4,000	500	6,000
7120 R&M - Electrical	333	4,000	417	5,000
7125 R&M - Fire Alarm	500	6,000	483	5,800
TBD R&M - Fire Ext			-	5,000
7130 R&M - General	8,333	100,000	6,250	75,000
7135 R&M - Access Control	50	600	50	600
7140 R&M - Trash Chute	500	6,000	500	6,000
7145 R&M - Tree Trimming	500	6,000	500	6,000
7150 R&M - Air Conditioning Systems	625	7,500	625	7,500
7155 R&M - Parking Repairs	208	2,500	208	2,500
7160 R&M - Roof Repairs	417	5,000	333	4,000
7170 R&M - Plumbing	1,000	12,000	1,000	12,000
7180 R&M - Generator & Water Tower	417	5,000	583	7,000
7185 R&M - Sprinkler	167	2,000	1,000	12,000
7190 R&M - Elevators	417	5,000	-	-
7195 40 Year Certification	12,500	150,000	6,250	75,000
Total Repairs and Maintenance	\$ 26,300	\$ 315,600	\$ 18,700	\$ 229,400
Utilities				
7020 Water & Sewer	18,833	226,000	15,833	190,000
7030 Electricity	5,458	65,500	5,833	70,000
7035 Telephone	708	8,500	833	10,000
7045 Gas	2,250	27,000	3,167	38,000
Total Utilities	\$ 27,250	\$ 327,000	\$ 25,667	\$ 308,000
Reserve Transfer				
Pooled Reserve Annual Contribution	\$ 6,390	\$ 75,780	\$ 7,311	\$ 87,729
Total Expenses	\$ 114,438	\$ 1,372,360	\$ 117,114	\$ 1,411,314

Greenwich Association, Inc
Proposed Operating Budget - Fully Funded Reserves
For the Period January 1, 2023 through December 31, 2023
Fee Schedule

Unit Types	% of Ownership	Number of Units	2022 Adopted Monthly Fee W/ Fully Funded Reserves	2023 Proposed Monthly Maintenance Fee W/ Fully Funded Reserves	2023 Office Share	2023 Proposed Total Monthly Maintenance Fee W/ Fully Funded Reserves	Increase (Decrease)
A	0.0060026	56	668.46	\$ 685.72	\$ 2.29	\$ 688.01	\$ 17.26
B	0.0056310	26	627.08	\$ 643.27	\$ 2.15	\$ 645.42	\$ 16.19
C	0.0037254	138	414.87	\$ 425.58	\$ 1.42	\$ 427.00	\$ 10.71
		220					

Donna McVay 11/8/2022
(DONNA MCVAY)