

APPROVED 2024 BUDGET - JBTSN (The Manor)

G/L Code	Sources of Revenue	2023	2024
4000	Maintenance Fees - Operating Budget	\$ 408,450	\$ 462,854
4500	Maintenance Fees - Reserve Portion	\$ 98,334	97,708
4700	Special Assmt	\$ -	\$ -
5000	Late Fees	\$ -	\$ -
5010	NSF Fees	\$ -	\$ -
5025	Screening Fees	\$ 200	\$ -
5100	Interest	\$ -	\$ -
5150	Legal Fee	\$ -	\$ -
5200	Other	\$ -	\$ -
5225	Admin Fee - Collection	\$ -	\$ -

EXPENSES			
6000 Series	Administrative	2023	2024
6000	Accounting Fees	5,000	6,100
6005	Allowance for Doubtful Accounts	\$ -	\$ 15,600
6010	Bank Charges	100	-
6020	Governing Docs	5,000	-
6030	Legal Fees	3,000	3,000
6040	Licenses, Taxes, Permits	1,000	1,000
6050	Social	1,000	500
6060	Office Expenses	300	1,000
6075	Printing & Postage	1,000	1,000
6080	Bank Fees	100	100
6090	SIRS	-	6,000
Totals		\$ 16,500	\$ 34,300

6200 Series	Insurance	2023	2024
6200	Excess	3,708	7,800
6201	Windstorm	78,716	133,000
6202	Flood	13,816	7,300
6203	Property - Excludes Wind	19,442	30,000
6204	Other	17,112	19,300
6205	Workmans Comp	610	610
	Totals	\$ 133,404	\$ 198,010

6300 Series	Utilities	2023	2024
6300	Electricity	12,593	14,200
6305	Water	19,786	21,171
6310	Sewer	17,000	16,200
6315	Trash	8,467	6,800
6320	Office Telephone & Internet	3,500	1,500
	Totals	\$ 61,346	\$ 59,871

6600 Series	Contracts	2023	2024
6600	Pool Maintenance	4,800	5,280
6610	Elevator Maintenance	13,200	7,700
6620	KRMS Contract	1,560	1,560
6630	Fire Alarm Contract	1,720	1,720
6640	Roof Maintenance	1,650	1,650
6670	Lawn Maintenance	13,000	9,600
6680	Pest Control	3,630	3,630
6650	Cable	32,240	36,000
6690	Cleaning Service	10,800	11,400
	Totals	\$ 82,600	\$ 78,540

7000 Series	Repairs & Maintenance - Purchases	2023	2024
7003	Purchases - BBQ	400	400
7007	Purchases - Custodial	1,200	500
7008	Purchases - Paint & Paint Supplies	1,000	700
7013	Purchases - Driveway	0.00	0.00

7016	Purchases - Electrical	300	500
7031	Purchases - Furniture - Indoor	6,000	-
7034	Purchases - Furniture - Outdoor	-	-
7043	Purchases - HVAC - Unit Filters	200	200
7046	Purchases - Irrigation System	1,000	250
7052	Purchases - Landscaping	1,200	1,200
7058	Purchases - Life/Safety	1,000	1,100
7061	Purchases - Locks	250	250
7040	Purchases - Clubhouse	10,000	-
7073	Purchases - Plumbing	2,500	1,200
7076	Purchases - Pool/Spa	150	150
7080	Purchases - Tools	250	500
7085	Purchases - Signage	300	200
7099	Purchases - Misc	310	250
	Totals	\$ 26,060	\$ 7,400

7100 Series	Repairs & Maintenance - Services	2023	2024
7110	Services - Roof		5,000
7116	Services - Electrical	18,000	1,200
7120	Services - Elevator	0.00	1,000
7130	Services - Security Cameras	0.00	1,000
7140	Services - HVAC - Commerical	3,500	3,500
7145	Services - Inspections	1,000	7,000
7147	Services - Janitorial	0.00	-
7150	Services - Maintenance	0.00	500
7160	Services - Painting	10,000	11,000
7165	Services - Garage Door & Windows		225
7173	Services - Plumbing	10,000	6,000
7175	Services - Pressure Washing	7,200	2,000
7190	Services - Landscaping Non-Contract	10,000	3,000
	Totals	\$ 59,700	\$ 41,425

7500 Series	Property Management	2023	2024
7500	4H Association Management	21,840	30,520
7510	Financial Management	7,000	12,788
	Totals	\$ 28,840	\$ 43,308
7999 Series	Reserves	2023	2024
7999	Reserve Transfer	\$ 98,334	97,708
	Subtotal prior to Reserves	\$ 408,450	\$ 462,854
	Grand Total	\$ 506,784	\$ 560,562

2024 MAINTENANCE FEE CALCULATIONS:

Ratios	0.02305	0.01765	0.02596	Total	
Number of Units	16	24	8	48	
Stack Number	01 & 06	02/04/05	03		
2024 Quarterly Maintenance Fee	\$ 3,230	\$ 2,473	\$ 3,638	Total Fees	
2024 ANNUAL Maintenance Fee	\$ 12,921	\$ 9,892	\$ 14,552	\$ -	\$ 560,562
	\$ 206,735.27	\$ 237,413.71	\$ 116,413.04		\$ 560,562