

CHAPEL HILL WEST CONDOMINIUM TRUST

1550 WORCESTER ROAD FRAMINGHAM, MA .01702 508-872-5847

2023 BUDGET SUMMARY		
Acct	Description	Budget
Revenue		
40010	Maintenance Fees - HOA	1,385,856
40040	Maintenance Fees-Parking	7,104
40310	Fines & Violations	1,000
40320	Late Fee	3,000
40500	Laundry Income	27,000
40510	licensing agreement income(T-Mobile)	42,275
40530	Comcast Revenue	5,000
40700	Interest Income Operating	25
40900	Miscellaneous Income	240
	Total Revenue	\$1,471,500
Expenses		
50100	Bank Fees	\$50
50105	Late Fees	100
50120	Returned Check Fee	0
50160	Office Expense	100
50215	Permits/Bonds/Fees	7,000
50220	Uniforms	1,500
50300	Prof Fees: Acctg & Tax Prep	350
50320	Professional Fees: General	4,000
50350	Prof Fees: Legal/Court Fees	1,000
50351	Legal Fee Recoveries	3,000
50370	Pro Fees-Management Fees	0
50400	Taxes: Federal	43,120
50410	Taxes: State	0
50600	Insurance Expense	74,200
	Total Expenses	\$134,420
Utilities		
51000	Electricity	\$215,000
51100	Gas	134,200
51300	Water & Sewer	140,000
51410	Telephone	10,000
	Total Utility Expense	\$499,200
Direct Building Expense		
52015	Carpet Cleaning/Installation/Repair	\$4,000
52030	Damages	1,000
52050	Drain Maintenance(RoterMan)	2,500
52055	Electrical Repairs/Replace/Supplies	4,000
52080	Elevator Repairs	5,000

52140	General Repairs & Maintenance	3,500
52185	HVAC Repairs/Replacement	12,500
52245	Lock Repair	500
52300	Plumbing Repair/Replacement	9,500
52325	Pool	2,000
52335	Roof Drain & Gutter Repairs(contract)	3,500
52350	R&M Supplies	8,000
52360	Signage	1,000
52375	Video Camera Repair/Replacement	3,000
52405	Misc Repair Int/Ext	5,500
52530	Fire Alarm System Maintenance	3,700
52280	Paving	0
54030	Janitorial Supplies	3,000
55070	Landscaping	3,000

Total Direct Building Expenses	\$75,200
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Contract Expenses

52075	Elevator Service Contract	5,000
52160	Generator Repairs	600
52180	HVAC Contract	8,000
52205	HVAC Water Treatment	6,247
52295	Pest Control	7,000
52320	Pool Service Contract	18,710
52355	Security	64,000
52365	Trash Removal	2,899
52520	Fire Alarm System Contract	6,537
54000	Janitorial Expense	63,600
55100	Landscaping Contract	17,500
55500	Snow/Ice Removal	40,000

Total Contract Expense	\$240,093
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Personnel Expenses

56500	Salary & Wages/Bonus	\$268,910
56600	Overtime	\$0
56810	Taxes	\$0
56830	Health Benefits	\$0
56840	Administrative	\$0
56880	SEP IRA ER	\$0

Total Personnel Expenses	268,910
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59000	Contributions to Reserves	\$152,004
	Total Revenue	1,471,500
	Total Expenses	1,369,827
	Operating Profit/(Loss)	\$101,673