

## Blue Point Condo Assn., Inc. Budget Worksheet

updated 1/19/23

12      12      12

### 2023 Approved Budget

Notes

**Ordinary Income/Expense**

**Income**

	Actual Thru 12/31/2022	YTD Budget	+/- Budget	2022 Total	2022 Approved Budget	2023 Approved Budget
<b>Maintenance Fees</b>	143,780.00	88,190.00	55,590.00	143780.00	143,776.00	162,118.45
<b>Reserve Fees</b>	0.00	28,559.74	-28,559.74	0.00	0.00	0.00
<b>Application Fees</b>	350.00	0.00	350.00	350.00	0.00	0.00
<b>Boat Slip Rental Fees</b>	1,500.00	0.00	1,500.00	1500.00	0.00	0.00
<b>Interest</b>	0.00	0.00	0.00	0.00	0.00	0.00
<b>S/A Pool</b>	0.00	0.00	0.00	0.00	0.00	0.00
<b>Late Fees</b>	459.73	0.00	459.73	459.73	0.00	0.00
<b>Use of Surplus Funds</b>	0.00	0.00	0.00	0.00	0.00	0.00
<b>Laundry Coins</b>	610.00	0.00	610.00	610.00	0.00	0.00
<b>Total Income</b>	<b>146,699.73</b>	<b>116,749.74</b>	<b>29,949.99</b>	<b>146699.73</b>	<b>143,776.00</b>	<b>162,118.45</b>

**Expense**

<b>Division Fees</b>	61.25	125.00	-63.75	61.3	125.00	125.00
<b>Electric</b>	3,963.89	3,450.00	513.89	3,963.9	5,000.00	5,000.00
<b>Insurance</b>	61,178.76	45,000.00	16,178.76	61,178.8	70,000.00	70,000.00
<b>Legal Fees</b>	0.00	500.00	-500.00	0.0	500.00	500.00
<b>Office Supplies</b>	551.53	275.00	276.53	551.5	500.00	500.00
<b>Outside Services</b>	2,400.00	2,400.00	0.00	2,400.0	2,400.00	3,600.00
<b>Professional Fees</b>	3,080.00	2,940.00	140.00	3,080.0	3,420.00	4,200.00
<b>Building/Sealing</b>	4,508.23	7,000.00	-2,491.77	4,508.2	7,000.00	7,000.00
<b>Docks</b>	150.00	500.00	-350.00	150.0	500.00	500.00
<b>Grounds</b>	4,276.34	5,000.00	-723.66	4,276.3	5,000.00	5,000.00
<b>Laundry Room</b>	0.00	1,000.00	-1,000.00	0.0	1,000.00	1,000.00
<b>Pool</b>	5,180.62	5,000.00	180.62	5,180.6	5,000.00	5,000.00
<b>Taxes</b>	0.00	0.00	0.00	0.0	0.00	0.00
<b>Water/Sewer/Trash</b>	18,385.87	15,000.00	3,385.87	18,385.9	15,000.00	15,000.00
<b>Total Expense</b>	<b>103,736.49</b>	<b>88,190.00</b>	<b>15,546.49</b>	<b>103,736.49</b>	<b>115,445.00</b>	<b>117,425.00</b>

\$200jack/\$100Jodi  
kpg \$350/month

**Reserve Contribution**

28,559.74    28,559.74    0.00    28559.74    28,331.00    44,693.45    see reserve worksheet

**Dock Reserve**

0.00    0.00    0.00    0.00          0.00    paid directly from Dock Income

**14403.50      0.00    14403.50    14403.50      0.00      0.00**

**Blue Point Condo Assn., Inc.  
Budget Worksheet**

**Reserve Schedule**

updated 1/19/23

<b>Asset</b>	<b>Replacement Cost</b>	<b>2022 Contribution</b>	<b>Balance as of 12/31/22</b>	<b>Life Remaining</b>	<b>2023 Required Contribution</b>
Dock	25,000.00	786.00	21,856.00	4	786.00
Sea Wall	162,150.00	19,772.00	142,150.30	1	19,999.70
Waterlines	20,000.00	0.00	9,250.00	1	10,750.00
Pool Reserve	8,240.00	392.00	0.00	6	1,373.33
Painting	20,000.00	1,762.00	18,800.56	1	1,199.44
Roof B	25,000.00	820.00	19,216.08	1	5,783.92
Roof B Parapip	51,500.00	3,806.00	28,659.42	6	3,806.76
Roof A	16,244.00	992.00	9,283.97	7	994.29
Interest	0.00	377.42	4,959.72	0	0.00
<b>Total</b>	<b>328,134.00</b>	<b>28,707.42</b>	<b>254,176.05</b>		<b>44,693.45</b>

<b>% Interest</b>	<b>Unit</b>		<b>\$162,118.45</b>			
			2023		2022	
6.88%	1A	\$	11,154	\$5,577	\$9,892	\$4,946
6.88%	1B	\$	11,154	\$5,577	\$9,892	\$4,946
5.07%	2A	\$	8,219	\$4,110	\$7,290	\$3,645
6.41%	2B	\$	10,392	\$5,196	\$9,216	\$4,608
5.07%	3A	\$	8,219	\$4,110	\$7,290	\$3,645
6.41%	3B	\$	10,392	\$5,196	\$9,216	\$4,608
6.86%	4A	\$	11,121	\$5,561	\$9,864	\$4,932
6.41%	4B	\$	10,392	\$5,196	\$9,216	\$4,608
5.07%	5A	\$	8,219	\$4,110	\$7,290	\$3,645
6.88%	5B	\$	11,154	\$5,577	\$9,892	\$4,946
5.07%	6A	\$	8,219	\$4,110	\$7,290	\$3,645
6.88%	6B	\$	11,154	\$5,577	\$9,892	\$4,946
6.41%	7B	\$	10,392	\$5,196	\$9,216	\$4,608
6.41%	8B	\$	10,392	\$5,196	\$9,216	\$4,608
6.41%	9B	\$	10,392	\$5,196	\$9,216	\$4,608
6.88%	10B	\$	11,154	\$5,577	\$9,892	\$4,946
<b>Total</b>	<b>100.00%</b>		<b>\$162,118.45</b>	<b>\$81,059.22</b>		