

2023 Board Adopted Budget		
Portfolios: Idlewild Riverfront Condominium Association		
Accounting Basis: Accrual		
Board of Directors Adopted the 2023 Budget on October 27, 2022		
Account Number	Account Name	2023 Adopted Budget
	INCOME	
4000	INCOME	
	<i>Surplus funds in Operating</i>	\$ 18,580.50
4001	Assessment Fees	393,726.90
4002	- Allotment to Reserves	-70,738.00
4010	- Bad Debt/Write off	
	Total INCOME	341,569.40
4400	OTHER INCOME	
4410	NSF Fees	20.00
4460	Late Fee	100.00
4480	Collection Costs Reimbursable	100.00
4485	Misc. Owner Reimbursement	0.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	600.00
4602	Laundry Income	2,200.00
4605	Move In - Transfer Fee	500.00
4610	Clubhouse Rent	0.00
4620	Sewer Lift Station Reimbursed	1,000.00
4680	Operating CD Interest	0.00
	Total OTHER INCOME	4,520.00
	Total Operating Income	346,089.40
	Expense	
6000	ADMINISTRATIVE	
6001	Management fees	\$ 23,057.40
6004	Ombudsman/Sec of State Fees	\$ 657.00
6005	Office Supplies/Postage/Copies	\$ 3,500.00
6008	Storage Fees	\$ 480.00
6009	Collection Costs Expense	\$ -
6015	Misc. Administrative Expense	\$ -
6030	Addl' Management Fees	\$ -
	Total ADMINISTRATIVE	\$ 27,694.40
6070	MAINTENANCE	
6071	Building Maintenance	\$ 2,500.00
6074	Environmental Testing	\$ 1,000.00
6081	Gate Maintenance	\$ 2,500.00
6084	Plumbing Repairs/Maintenance	\$ 5,000.00
6085	Maintenance Supplies	\$ 5,000.00
6087	Fob/Key/Key Card Refund/Expense	\$ -

6094	Maintenance Service Expense	\$ 75,000.00
6099	Generator Maintenance	\$ 750.00
6113	Electrician/Lighting Repairs	\$ 1,000.00
6121	Roof Eave Repairs	\$ -
	TOTAL MAINTENANCE	\$ 92,750.00
6140	OTHER MAINTENANCE/SERVICES	
6147	Alarm Monitoring	\$ 3,000.00
6148	Elevator Service/Contract	\$ 4,750.00
6149	Elevator Repairs/Supplies/Inspection/Permi	\$ 2,500.00
6151	Fire Protection Inspec/Repair/Extinguishers	\$ 1,750.00
6152	Snow Removal	\$ 2,000.00
6153	Outside Contractors - Maintenance	\$ 5,000.00
6154	Equipment Repairs/Rentals/Purchase	\$ 500.00
6158	Gutter Cleaning/Repair	\$ 1,000.00
6159	Chimney Inspections	\$ 6,300.00
6160	Drain Cleaning	\$ 4,500.00
6161	Boilers/ Chillers Maintenance	\$ 5,000.00
6162	Pest Control	\$ 1,300.00
6175	Sewer Lift Station Maintenance	\$ 2,000.00
	Total OTHER MAINTENANCE/SERVICES	\$ 39,600.00

6200	UTILITIES	
6209	Trash Removal	\$ 22,000.00
6211	NV Energy Common Area	\$ 3,500.00
6212	NV Energy Sewer Lift Station	\$ 1,250.00
6213	NV Energy Bldg 2845	\$ 25,500.00
6214	NV Energy Bldg 2855	\$ 10,750.00
6215	TMWA Water - Common Areas	\$ 8,000.00
6216	TMWA Water - Bldg 2845	\$ 5,000.00
6217	TMWA Water - Bldg 2855	\$ 4,500.00
6218	Utility Refunds/Credits	\$ -
6227	Telephone/Intercom/Internet for Cameras	\$ 30,000.00
	Total UTILITIES	\$ 110,500.00
6900	LANDSCAPING/COMMON AREA	
6913	Landscape Supplies	\$ 1,000.00
6965	Backflow Testing/Repair/Replace	\$ 400.00
	Total LANDSCAPING/COMMON AREA	\$ 1,400.00
7100	LEGAL AND OTHER PROFESSIONAL FEES	
7101	Legal	\$ 5,000.00
7102	Accounting/CPA	\$ 4,900.00
	Total LEGAL AND OTHER PROFESSIONAL	\$ 9,900.00
7200	TAXES	
7201	Property Taxes	\$ 25.00
7203	Federal Income Taxes	\$ 500.00
	Total TAXES	\$ 525.00
7300	POOL/SPA EXPENSE	
7305	Pool/Spa Service Contract/Supplies	\$ 18,000.00
7308	Pool/Spa Permits	\$ 1,500.00
	Total POOL/SPA EXPENSE	\$ 19,500.00
7400	OTHER EXPENSES	
7450	Contingency	\$ -
	Total OTHER EXPENSES	\$ -
7500	PAYROLL	
7510	Maintenance Payroll	\$ -
7511	Janitorial Payroll	\$ -
7515	Payroll Processing Fee	\$ -
7520	Employer's FICA 941 Taxes	\$ -
7521	Employer's Fed Unemp 940 Taxes	\$ -
7522	ESD Employer's State Unemp Tax	\$ -
7523	Employer's Medicare 941 Taxes	\$ -
7524	Mileage/Gas Allowance	\$ -
7525	Cell Phone Allowance	\$ -
	Total PAYROLL	\$ -
7600	INSURANCE	
7601	Property/Liab/Crime Insurance	\$ 32,500.00
7606	Workman's Comp Insurance	\$ 1,720.00
7607	Insurance Deductible	\$ 10,000.00

7608	Insurance Claim Expense	\$ -
	Total INSURANCE	\$ 44,220.00
	Total Operating Expense	\$ 346,089.40
	Total Operating Income	346,089.40
	Total Operating Expense	346,089.40
	NOI - Net Operating Income	0.00

4800	RESERVE INCOME	
4810	Reserve Deposit	\$ 70,738.00
4820	Reserve Interest	\$ 250.00
4825	Reserve Change in Value	\$ 2,500.00
	Total RESERVE INCOME	\$ 73,488.00
8000	RESERVE EXPENSES	
8001	Reserve - Reserve Study	\$ 1,000.00
8002	Reserve - Bank Charge	\$ 40.00
8010	Reserve - Roofs	\$ -
8020	Reserve - Asphalt (slurry seal & striping)	\$ -
8030	Reserve - Concrete	\$ -
8040	Reserve - Elevator Modernization	\$ -
8057	Reserve - Pool & Spa Mechanical	\$ -
8074	Reserve - Golf Cart - Repairs	\$ -
8080	Reserve - Painting Interior (clubhouse & bldg)	\$ -
8093	Reserve - Clubhouse Flooring	\$ -
8106	Reserve- Sewer Lift Station	\$ -
8130	Reserve - Lighting/Electrical	\$ -
8131	Reserve - Utilities	\$ -
8140	Reserve - Landscaping	\$ -
8160	Reserve - Gates	\$ -
8247	Reserve - Trash Enclosures	\$ 1,750.00
8262	Reserve - Fire Prevention - fire panels	\$ -
8263	Reserve - Fire System	\$ -
8270	Reserve - Signage	\$ -
	Total RESERVE EXPENSES	\$ 2,790.00
	Total Reserve Income	73,488.00
	Total Reserve Expense	-2,790.00
	Reserve Net Income/Loss	70,698.00