

## 2024 Board Adopted Budget

Portfolios: Idlewild Riverfront Condominium Association

Accounting Basis: Accrual

Account Number	Account Name	2023	2024
	<b>INCOME</b>		
<b>4000</b>	<b>INCOME</b>		
	Surplus funds in Operating	\$ 18,580.50	
4001	Assessment Fees	393,726.90	\$ 487,171.50
4002	- Allotment to Reserves	-70,738.00	\$ (70,738.00)
	<b>Anticipated shortfall Operating 2023</b>		\$ (40,000.00)
	<b>Total INCOME</b>	<b>341,569.40</b>	<b>\$ 376,433.50</b>
<b>4400</b>	<b>OTHER INCOME</b>		
4410	NSF Fees	20.00	\$ 20.00
4460	Late Fee	100.00	\$ 100.00
4480	Collection Costs Reimbursable	100.00	\$ 100.00
4550	Fobs/Key Cards & Clickers - Deposits/Fee	600.00	\$ 600.00
4602	Laundry Income	2,200.00	\$ 2,250.00
4605	Move In - Transfer Fee	500.00	\$ 500.00
4610	Clubhouse Rent	0.00	\$ 25.00
4620	Sewer Lift Station Reimbursed	1,000.00	\$ 1,200.00
	<b>Total OTHER INCOME</b>	<b>4,520.00</b>	<b>\$ 4,795.00</b>
	<b>Total Operating Income</b>	<b>346,089.40</b>	<b>\$ 381,228.50</b>
	<b>Expense</b>		
<b>6000</b>	<b>ADMINISTRATIVE</b>		
6001	Management fees	\$ 23,057.40	\$ 23,518.44
6004	Ombudsman/Sec of State Fees	\$ 657.00	\$ 700.00
6005	Office Supplies/Postage/Copies	\$ 3,500.00	\$ 3,500.00
6008	Storage Fees	\$ 480.00	\$ 480.00
6009	Collection Costs Expense	\$ -	\$ 100.00
6015	Misc. Administrative Expense	\$ -	\$ 50.00
	<b>Total ADMINISTRATIVE</b>	<b>\$ 27,694.40</b>	<b>\$ 28,348.44</b>
<b>6070</b>	<b>MAINTENANCE</b>		
6071	Building Maintenance	\$ 2,500.00	\$ 2,500.00
6074	Environmental Testing	\$ 1,000.00	\$ 1,000.00
6081	Gate Maintenance	\$ 2,500.00	\$ 2,500.00
6084	Plumbing Repairs/Maintenance	\$ 5,000.00	\$ 5,000.00
6085	Maintenance Supplies	\$ 5,000.00	\$ 5,000.00
6087	Fob/Key/Key Card Refund/Expense	\$ -	\$ 100.00
6088	Roof Repairs		\$ 1,500.00
6094	Maintenance Service Expense	\$ 75,000.00	\$ -
6099	Generator Maintenance	\$ 750.00	\$ 750.00
6113	Electrician/Lighting Repairs	\$ 1,000.00	\$ 3,000.00
	<b>TOTAL MAINTENANCE</b>	<b>\$ 92,750.00</b>	<b>\$ 21,350.00</b>

<b>6140</b>	<b>OTHER MAINTENANCE/SERVICES</b>		
6147	Alarm Monitoring	\$ 3,000.00	\$ 3,000.00
6148	Elevator Service/Contract	\$ 4,750.00	\$ 5,112.00
6149	Elevator Repairs/Supplies/Inspection/Permits	\$ 2,500.00	\$ 2,500.00
6151	Fire Protection Inspec/Repair/Extinguishers	\$ 1,750.00	\$ 1,750.00
6152	Snow Removal	\$ 2,000.00	\$ 8,600.00
6153	Outside Contractors - Maintenance	\$ 5,000.00	\$ 3,000.00
6154	Equipment Repairs/Rentals/Purchase	\$ 500.00	\$ 500.00
6158	Gutter Cleaning/Repair	\$ 1,000.00	\$ 3,000.00
6159	Chimney Inspections	\$ 6,300.00	\$ 6,300.00
6160	Drain Cleaning	\$ 4,500.00	\$ 4,500.00
6161	Boilers/ Chillers Maintenance	\$ 5,000.00	\$ 15,000.00
6162	Pest Control	\$ 1,300.00	\$ 1,300.00
6175	Sewer Lift Station Maintenance	\$ 2,000.00	\$ 3,000.00
	<b>Total OTHER MAINTENANCE/SERVICES</b>	<b>\$ 39,600.00</b>	<b>\$ 57,562.00</b>
<b>6200</b>	<b>UTILITIES</b>		
6209	Trash Removal	\$ 22,000.00	\$ 25,000.00
6211	NVEnergy Common Area	\$ 3,500.00	\$ 5,000.00
6212	NV Energy Sewer Lift Station	\$ 1,250.00	\$ 1,250.00
6213	NV Energy Bldg 2845	\$ 25,500.00	\$ 35,000.00
6214	NV Energy Bldg 2855	\$ 10,750.00	\$ 12,000.00
6215	TMWA Water - Common Areas	\$ 8,000.00	\$ 7,000.00
6216	TMWA Water - Bldg 2845	\$ 5,000.00	\$ 5,000.00
6217	TMWA Water - Bldg 2855	\$ 4,500.00	\$ 4,500.00
6218	Utility Refunds/Credits	\$ -	\$ -
6227	Telephone/Intercom/Internet for Cameras	\$ 30,000.00	\$ 30,000.00
	<b>Total UTILITIES</b>	<b>\$ 110,500.00</b>	<b>\$ 124,750.00</b>
<b>6900</b>	<b>LANDSCAPING/COMMON AREA</b>		
6910	Landscape Service Contract	\$ -	\$ 31,343.00
6913	Landscape Supplies	\$ 1,000.00	\$ 500.00
6925	Landscape/Janitorial/Maintenance		
6965	Backflow Testing/Repair/Replace	\$ 400.00	\$ 400.00
	<b>Total LANDSCAPING/COMMON AREA</b>	<b>\$ 1,400.00</b>	<b>\$ 32,243.00</b>
<b>7100</b>	<b>LEGAL AND OTHER PROFESSIONAL FEES</b>		
7101	Legal	\$ 5,000.00	\$ 5,000.00
7102	Accounting/CPA	\$ 4,900.00	\$ 4,900.00
	<b>Total LEGAL AND OTHER PROFESSIONAL</b>	<b>\$ 9,900.00</b>	<b>\$ 9,900.00</b>
<b>7200</b>	<b>TAXES</b>		
7201	Property Taxes	\$ 25.00	\$ 163.00
7203	Federal Income Taxes	\$ 500.00	\$ 500.00
	<b>Total TAXES</b>	<b>\$ 525.00</b>	<b>\$ 663.00</b>
<b>7300</b>	<b>POOL/SPA EXPENSE</b>		
7305	Pool/Spa Service Contract/Supplies	\$ 18,000.00	\$ 15,000.00
7308	Pool/Spa Permits	\$ 1,500.00	\$ 1,250.00
	<b>Total POOL/SPA EXPENSE</b>	<b>\$ 19,500.00</b>	<b>\$ 16,250.00</b>

<b>7400</b>	<b>OTHER EXPENSES</b>		
7450	Contingency	\$ -	\$ 3,315.06
	<b>Total OTHER EXPENSES</b>	\$ -	\$ 3,315.06
<b>7500</b>	<b>PAYROLL</b>		
7510	Maintenance Payroll	\$ -	\$ 32,500.00
7511	Janitorial Payroll	\$ -	\$ -
7515	Payroll Processing Fee	\$ -	\$ 650.00
7520	Employer's FICA 941 Taxes	\$ -	\$ 2,015.00
7521	Employer's Fed Unemp 940 Taxes	\$ -	\$ 46.00
7522	ESD Employer's State Unemp Tax	\$ -	\$ 975.00
7523	Employer's Medicare 941 Taxes	\$ -	\$ 471.00
7524	Mileage/Gas Allowance	\$ -	\$ 900.00
7525	Cell Phone Allowance	\$ -	\$ 240.00
	<b>Total PAYROLL</b>	\$ -	\$ 37,797.00
<b>7600</b>	<b>INSURANCE</b>		
7601	Property/Liab/Crime Insurance	\$ 32,500.00	\$ 46,300.00
7606	Workman's Comp Insurance	\$ 1,720.00	\$ 1,750.00
7607	Insurance Deductible	\$ 10,000.00	\$ 1,000.00
7608	Insurance Claim Expense	\$ -	
	<b>Total INSURANCE</b>	\$ 44,220.00	\$ 49,050.00
	<b>Total Operating Expense</b>	\$ 346,089.40	\$ 381,228.50
	Total Operating Income	346,089.40	\$ 381,228.50
	Total Operating Expense	346,089.40	\$ 381,228.50
	<b>NOI - Net Operating Income</b>	<b>0.00</b>	\$ -
<b>4800</b>	<b>RESERVE INCOME</b>		
4810	Reserve Deposit	\$ 70,738.00	\$ 70,738.00
4820	Reserve Interest	\$ 250.00	\$ 250.00
4825	Reserve Change in Value	\$ 2,500.00	\$ 2,500.00
	<b>Total RESERVE INCOME</b>	\$ 73,488.00	\$ 73,488.00
<b>8000</b>	<b>RESERVE EXPENSES</b>		
8001	Reserve - Reserve Study		\$ 1,000.00
8002	Reserve - Bank Charge		\$ 40.00
8020	Reserve - Asphalt (slurry seal & striping)		\$ 14,612.00
8022	Reserve - garage & parking area striping		\$ 2,735.00
8058	Reserve - Pool & Spa covers		\$ 3,676.00
8288	Reserve - Lighting/Electrical		\$ 26,805.00
8247	Reserve - Trash Enclosures		\$ 1,750.00
	<b>Total RESERVE EXPENSES</b>		\$ 50,618.00
	Total Reserve Income		\$ 73,488.00
	Total Reserve Expense		\$ 50,618.00
	<b>Reserve Net Income/Loss</b>		\$ 22,870.00