

**Broadway Promenade Condominium Association, LLC.**  
**2022 Approved Budget - January 1, 2022 - December 31, 2022**

	<b>2021 Approved Annual Budget</b>	<b>2022 Approved Annual Budget</b>
<b>Income</b>		
<b>5100 Operating Income</b>		
<b>5101 Residential Maint Fee</b>	1,192,194	1,238,153
<b>5102 Master Association Maint Fees</b>	7,000	7,000
<b>5103 Misc Income</b>	5,000	5,000
<b>Application/Background Chk</b>	New Line 2022	2,500
<b>Key Fob/Openers</b>	New Line 2022	750
<b>Estoppels/Questionnaires</b>	New Line 2022	6,000
<b>WIFI Income</b>	New Line 2022	1,500
<b>5104 Parking Space Rental</b>	2,500	3,000
<b>5105 Late Fees</b>	816	800
<b>5106 Shared Master Assoc. Component Maint Fee</b>	11,378	11,378
<b>5107 Guest Suite 3</b>	6,000	6,000
<b>5108 Guest Suite 5</b>	6,000	6,000
<b>5109 Guest Suite 6</b>	6,527	6,000
<b>5100 Total Operating Income</b>	1,237,415	1,294,081
<b>5200 Reserve Income</b>	168,000	168,000
<b>5202 Shared Master Assoc Reserve Income</b>	11,426	11,426
<b>Total Reserve Income</b>	179,426	179,426
<b>Total Income</b>	1,416,841	1,473,507
<b>Total Income: Maintenance Fees, Income &amp; Reserve Contributions</b>	1,416,841	1,473,507
<b>Expense</b>		
<b>6100 Administrative Expense</b>		
<b>6101 Master Association Shared Expense</b>	60,000	45,000
<b>6102 Accounting Fees</b>	11,000	4,000
<b>Annual Audit</b>	New Line 2022	4,000
<b>Insurance Appraisal</b>	New Line 2022	650
<b>6103 Bank Charges</b>	New Line 2022	900
<b>6104 Legal Fees</b>	10,000	15,000
<b>6105 Licenses &amp; Permits</b>	3,000	2,500
<b>6106 Office Equipment Purchase/Lease</b>	2,000	2,000

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<b>6107 Office Supplies &amp; Office Expenses</b>	7,000	5,000
<b>6108 Uncollectable Maintenance Fees</b>	2,000	2,000
<b>6109 Guest Suite Tax Expense</b>	3,000	1,500
<b>6110 Reserve Analysis</b>	795	0
<b>6111 Background Screening New Owners &amp; Tenants</b>	500	800
<b>6112 Postage and Printing</b>	2,700	2,000
<b>6113 Computer Software, Upgrades &amp; Maintenance</b>	5,000	5,000
<b>6115 Income Tax Expense</b>	New Line 2022	300
<b>6100 Total Administrative Expenses</b>	106,995	90,650
<b>6200 Building Grounds &amp; Maintenance Expenses</b>		
<b>6201 Pool/Spa Service Supplies</b>	4,000	4,000
<b>6202 Furniture &amp; Accessories</b>	2,000	2,000
<b>6203 Signage</b>	300	0
<b>6204 Gym &amp; Clubroom Maintenance &amp; Supplies</b>	7,000	5,000
<b>6205 Access Syst Monitor/Repair</b>	5,000	2,000
<b>6206 Carpet Cleaning Service</b>	3,000	3,000
<b>6207 Building Repairs, Maintenance and Supplies</b>	25,000	30,000
<b>6208 Contingency</b>	10,515	5,600
<b>6209 Elevator Contract</b>	11,100	11,100
<b>6210 Engineer Consultant</b>	1,700	4,000
<b>6211 WiFi Service/Repair/Supp</b>	3,000	1,500
<b>WiFi Access Points</b>	New Line 2022	1,000
<b>Comcast</b>	New Line 2022	8,000
<b>Frontier</b>	New Line 2022	18,000
<b>6212 Water Remediation</b>	New Line 2022	5,000
<b>6213 Landscape Management</b>	18,462	18,462

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<b>6214 Landscape Improvements</b>	10,000	7,500
<b>6215 Landscape Mulch</b>	2,000	2,000
<b>6216 Elevator Repairs/Service</b>	5,000	5,000
<b>6217 Pest Control</b>	5,256	5,256
<b>6218 Drainage Maintenance</b>	2,000	1,000
<b>6219 Fire Control Systems</b>	5,155	5,155
<b>6220 Roof Maintenance</b>	2,500	2,000
<b>6221 HVAC System Maintenance</b>	10,000	8,000
<b>6222 Guest Suite Expenses</b>	1,500	1,500
<b>6223 Pool/Spa/Fountain</b>	4,000	3,000
<b>6224 Window Cleaning</b>	7,295	7,295
<b>6225 Janitorial Supplies</b>	5,300	5,000
<b>6226 Electrical/Plumbing</b>	8,000	10,000
<b>6227 Lighting Supplies</b>	4,000	4,500
<b>6200 Total Building/Grounds/Maintenance Expense</b>	<b>163,083</b>	<b>195,868</b>
<b>6300 Insurance Expense</b>		
<b>6301 Insurance D &amp; O</b>	0	Under 6305
<b>6302 Insurance - Liability</b>	0	Under 6305
<b>6303 Insurance - Flood</b>	75,000	52,000
<b>6304 Insurance - Wind</b>	90,422	133,344
<b>6305 Insurance -General Fees</b>	15,494	18,438
<b>6306 Insurance - Umbrella</b>	4,520	7,125
<b>6307 Insurance - Mold / Sewer</b>	2,970	2,970
<b>6308 Insurance - Fidelity Bond</b>	0	Under 6305
<b>6310 Insurance - Work Comp</b>	10,257	9,817
<b>6311 Insurance Pollution/Cyber</b>	New Line 2022	2,077
<b>6300 Total Insurance Expense</b>	<b>200,487</b>	<b>227,848</b>
<b>Salary, Benefit &amp; Employer Tax Expenses</b>		
<b>6401 Salaries - All Office Staff Management/Administrative</b>	74,550	127,000

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<b>6402 Uniforms</b>	100	300
<b>6403 Salaries - All Front Desk</b>	120,000	193,000
<b>6404 Payroll Processing</b>	4,000	5,000
<b>6405 Salaries - Maintenance</b>	104,000	86,500
<b>6406 Salaries - Overnight</b>	56,000	Under 6403
<b>6407 Salaries - Housekeeping</b>	58,000	52,400
<b>Employer Payroll Tax Liability</b>	31,600	Under Salaries
<b>6410 Simple IRA</b>	New Line 2022	1,000
<b>6411 Employee Health Benefits</b>	26,000	29,000
<b>Tryst Security -Backup for Front Desk</b>	600	1,515
<b>Total Salaries, Benefits, Employer Tax Expense</b>	<b>474,850</b>	<b>495,715</b>
<b>6500 Utilities Expense</b>		
<b>6501 Water &amp; Sewer</b>	144,000	150,000
<b>6502 Trash &amp; Recycle</b>	28,000	36,000
<b>6503 Cable</b>	20,000	Moved Under Comcast Category
<b>6504 Utilities - Electric</b>	80,000	81,000
<b>6505 Natural Gas - Fuel Oil</b>	15,000	17,000
<b>6506 Telephone</b>	5,000	Moved Under Comcast Category
<b>6500 Total Utilities Expense</b>	<b>292,000</b>	<b>284,000</b>
<b>7001 Residential Reserve Expense</b>	168,000	168,000
<b>7002 Shared Reserve W/Master Association/Retail Expense</b>	11,426	11,426
<b>7000 Total Reserve Expense</b>	<b>179,426</b>	<b>179,426</b>
<b>TOTAL EXPENSE</b>	<b>1,416,841</b>	<b>1,473,507</b>