

CORN HILL CONDO ASSOC Fiscal Year end '22 Proposed Budget 10/1/21 - 9/30/22

As of 10/13/21

Summary	Passed '21-'22	Notes
Total income	67,720	In summary - any additional monies go into CHCCA Reserves Goal - continue to build reserves back up to \$50,000
Total expenses	62,450	
Income less expenses	5,270	

Income		Notes
Condo fees	67,716	10% raise of Condo fees at current (additional \$6,156 per year)
Interest	4	50% designated towards Special Projects / 50% into Reserves
*Other	0	
Total income	67,720	

Fixed Expenses		Notes
Prop Mgt: OnTime Mgt: routine maint./opening&closing, etc	15,500	OnTime property: all weekly/monthly checks, maintenance, opening & closing
Extra repairs: elec., plumbing, carpentry, misc.	2,200	continue to use for immediate needed/emergent unexpected issues
Septic: cleaning & inspections	0	Not due until fall/spring 2022-'23 (3 year schedule) / TBD / schedule together(Mg can't sced. until in sept '22)
Trash Pick Up	6,200	possible 5%
Insurance	17,000	Pay off early again
Accountant,taxes & bookkeeping	5,000	possible 5%
Utilities: Electric	4,300	possible 5%
Utilities: Gas	4,300	possible 5%
Utilities: Water Sampling	1,200	possible 5%
Total fixed expenses	55,700	

Variable Expenses		
Special Projects:	6,000	Special projects prioritized below based on all association vote. Estimates to be gathered and projects then approved on on-going basis.
Contributions :Truro Rescue	250	
Misc:fire ext inspects,fees,postage etc.	500	
Total variable expenses	6,750	

Quarterly Condo Fees '21 - '22 (Oct,Jan,Apr,July)		Special Projects: \$6,000 Budget
Unit 19	12.5% \$2116	1) Beach Stair erosion (clippings/owners & routine maintenance) \$0 2) Walkway replacements (by section / prioritize safety) \$2500 - TBD 3) Light Sensors (between 10SLW & 12SLW) TBD / approx \$400 4) CHCCA Parking sign (neighbor Nessa side) TBD / approx \$150 5) Repairs SLW upper driveway TBD / approx. \$2,000 6) Sand in front SLW TBD / approx \$250 7) Repair walkway 10 SLW TBD approx \$700 * Storage room window replacement *Carry over project from '20 - '21 / use reserves, revenue from year end '21 / estimated Nov. '21 (\$1,250)
Unit 8/2nd Ld	10.7% \$1811	
Unit 12/2nd Ld	10.7% \$1811	
Unit 10/2nd Ld	9.4% \$1591	
Unit 5	8.2% \$1389	
Unit 12	6.9% \$1167	
Units 6,7,8	6.3% \$1067	
Units 9,10,11	6.3% \$1067	
Unit 18	3.8% \$642	

Mail Condo fees to:
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