

Junction Point 2024 Financials & 2025 Budget Options

Period Range: Jan 2024 to Dec 2024

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	
Operating Income & Expense														2025 Budget B
Income														
Storage Unit Income	134.00	134.00	134.00	134.00	134.00	84.00	84.00	84.00	134.00	134.00	134.00	0.00	1,324.00	\$ 1,600.00
Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	14.89	14.59	-29.48	0.00	51.81	22.03	73.84	\$
NSF Fee	0.00	0.00	35.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	70.00	\$
Repairs Reimbursement	618.43	0.00	51.43	216.28	0.00	0.00	4,184.91	4,610.81	111.82	152.46	0.00	0.00	9,946.14	\$
Interest Income	0.00	0.00	0.00	-11.16	0.00	613.00	-3.92	0.00	0.00	0.00	0.00	0.00	597.92	\$
Association Dues	32,379.36	34,512.89	38,529.89	38,191.21	38,007.59	49,596.24	39,604.32	38,656.43	38,599.77	39,052.25	39,348.05	171.09	426,649.09	\$ 501,000.00
Unit Sale & Move Fee	100.00	-65.00	0.00	0.00	100.00	0.00	200.00	199.74	100.26	0.00	-130.00	0.00	505.00	\$
Condo Violation Fees	0.00	0.00	0.00	0.00	260.59	310.59	160.59	68.23	50.00	191.20	43.69	0.00	1,084.89	\$
Insurance Proceeds	0.00	0.00	0.00	0.00	913.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	913.66	\$
CAM Income	1,343.49	12,522.77	29,448.66	0.00	0.00	0.00	15,327.51	0.00	0.00	12,577.32	0.00	0.00	71,219.75	\$ 56,487.60
Special Assessment														\$ 34,800.00
Total Operating Income	34,575.28	47,104.66	68,198.98	38,530.33	39,415.84	50,603.83	59,572.30	43,668.80	38,966.37	52,107.23	39,447.55	193.12	512,384.29	\$ 593,887.60
Expense														
Fixed Expenses														
Accounting	0.00	0.00	0.00	341.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	341.00	\$ 350.00
Air Duct/Dryer Vent Cleaning														\$ 3,350.00
Bank Fees	0.00	12.00	0.00	0.00	0.00	0.00	0.00	12.00	0.00	0.00	0.00	0.00	24.00	\$ -
Common Area Cleaning	0.00	7,815.15	3,300.00	3,328.06	1,800.00	1,800.00	2,250.00	1,800.00	1,800.00	2,250.00	0.00	0.00	26,143.21	\$ 27,000.00
Electricity	3,159.16	3,575.10	2,853.63	2,238.86	2,062.07	1,957.63	1,736.83	1,944.49	2,119.15	1,870.56	1,020.47	0.00	24,537.95	\$ 27,000.00
Elevator Upkeep	870.00	0.00	4,390.57	0.00	0.00	2,824.50	0.00	0.00	2,824.50	0.00	0.00	0.00	10,909.57	\$ 12,000.00
Fire Alarm & Sprinkler Testing	244.37	3,434.15	220.00	296.25	156.25	0.00	2,988.59	91.25	1,505.00	1,572.97	11,379.14	0.00	21,887.97	\$ 4,500.00
Income Tax	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	\$ 350.00
Landscaping Upk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 5,500.00
Insurance	2,255.00	83,479.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,734.00	\$ 91,500.00
Lawn Care	258.48	0.00	0.00	645.66	351.32	717.40	717.40	686.81	3,281.79	686.81	1,235.41	0.00	8,581.08	\$ 9,000.00
Legal Fees/Eviction Expenses	283.00	2,472.50	290.45	0.00	220.00	-2,085.22	2,684.12	401.50	3,130.00	2,203.50	708.00	0.00	10,307.85	\$ 10,000.00
Management Fees	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	0.00	0.00	25,220.00	\$ 30,264.00
Natural Gas	3,419.98	5,014.40	5,761.77	6,792.99	791.41	0.00	852.61	696.89	657.40	1,323.10	0.00	0.00	25,310.55	\$ 28,000.00
Other Operating Expenses	0.00	25.00	519.14	253.18	0.00	0.00	1,477.35	0.00	0.00	532.97	85.49	0.00	2,893.13	\$ 3,000.00
Pest Control	115.00	115.00	115.00	115.00	-17,547.50	230.00	0.00	115.00	115.00	115.00	0.00	0.00	-16,512.50	\$ 1,500.00
Pool Upkeep	300.00	1,241.98	677.03	550.89	300.00	1,241.98	1,555.56	300.00	466.09	300.00	300.00	0.00	7,233.53	\$ 10,000.00
Postage	0.00	15.24	0.00	0.00	0.00	-2.47	0.00	0.00	0.00	0.00	0.00	0.00	12.77	\$ 150.00
Snow Removal	1,720.00	8,745.93	784.00	1,510.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	0.00	19,759.93	\$ 15,000.00
Telephone	207.84	0.00	208.08	207.96	206.40	206.40	206.40	207.78	207.78	207.78	208.98	0.00	2,075.40	\$ 2,500.00
Trash Collection	0.00	5,579.91	3,381.87	1,329.06	2,865.09	2,783.02	1,996.76	1,402.06	1,392.28	1,382.50	1,387.40	0.00	23,499.95	\$ 22,100.00
Water & Sewer	3,894.09	3,805.91	3,940.92	3,691.44	3,751.09	4,599.06	4,040.75	3,631.53	4,268.50	4,166.96	4,138.67	0.00	43,928.92	\$ 48,500.00
Water Softener Rental/Salt	105.50	0.00	0.00	0.00	0.00	152.98	166.55	0.00	205.00	0.00	237.00	0.00	867.03	\$ 1,100.00
Work Comp	0.00	907.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	907.00	\$ 1,000.00
Reserve Funding														\$ 166,200.00
Total Fixed Expenses	19,354.42	128,760.27	28,964.46	23,825.35	-2,521.87	18,202.84	21,939.36	13,811.31	24,494.49	26,134.15	20,700.56	0.00	323,665.34	\$ 519,864.00
Maintenance Expenses														
Air Duct Cleaning/Repairs	473.43	0.00	0.00	0.00	0.00	9,555.00	0.00	0.00	0.00	0.00	0.00	0.00	10,028.43	\$
City Work Order Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,067.53	0.00	0.00	4,067.53	\$
Deck/Patio Repairs	0.00	0.00	0.00	0.00	0.00	0.00	384.51	396.23	0.00	309.74	0.00	0.00	1,090.48	\$
Doors Repair	528.94	578.41	808.00	591.32	0.00	0.00	0.00	3,513.41	327.50	0.00	0.00	0.00	6,347.58	\$
Drywall/Plaster Repairs	0.00	0.00	112.02	470.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	582.02	\$
Electrical Service/Repairs	0.00	0.00	0.00	131.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131.88	\$
General Cleaning	0.00	0.00	740.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	740.00	\$
General Maintenance	70.12	644.87	102.87	73.85	0.00	0.00	79.13	310.31	0.00	205.73	102.87	0.00	1,589.75	\$ 63,000.00
Heating & A/C Repairs	19.58	0.00	130.56	0.00	284.85	0.00	0.00	0.00	1,740.75	379.80	0.00	0.00	2,555.54	\$
Keys/Locks	0.00	0.00	203.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.98	\$
Misc. Supplies	0.00	314.97	0.00	47.45	0.00	0.00	0.00	147.87	0.00	52.21	0.00	0.00	562.50	\$
Painting	0.00	185.26	0.00	350.00	0.00	0.00	185.26	0.00	0.00	131.51	0.00	0.00	852.03	\$
Plumbing Repairs/Service	0.00	167.75	216.28	2,782.29	0.00	0.00	319.00	4,284.97	3,931.84	614.29	0.00	0.00	12,316.42	\$
Preventative Maintenance	1,270.74	703.40	2,220.90	1,173.75	622.82	0.00	853.18	739.22	1,108.75	400.00	0.00	0.00	9,092.76	\$ 11,000.00
Roof & Chimney Repairs	0.00	0.00	0.00	0.00	0.00	9,538.00	0.00	0.00	0.00	0.00	0.00	0.00	9,538.00	\$
Siding Repairs	0.00	0.00	0.00	0.00	0.00	390.00	0.00	0.00	0.00	79.13	0.00	0.00	469.13	\$
Signs	0.00	0.00	91.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.91	\$
Smoke/Carbon Detector/Fire E	0.00	7,784.76	143.48	1,206.92	0.00	100.94	0.00	910.47	0.00	543.33	0.00	0.00	10,689.90	\$
Trash Removal	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	\$
Total Maintenance Expenses	2,362.81	10,414.42	4,770.00	6,827.46	907.67	19,583.94	1,821.08	10,302.48	7,108.84	6,783.27	102.87	0.00	70,984.84	\$ 74,000.00
Improvements														
Air Conditioning Unit, New	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,370.00	0.00	0.00	0.00	2,370.00	\$
Total Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,370.00	0.00	0.00	0.00	2,370.00	
Reserve Expenses														
Reserve Concrete	0.00	9,396.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,396.00	\$
Reserve furnace/boiler/AC	0.00	0.00	0.00	11,894.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,894.00	\$
Reserve Painting	0.00	0.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	\$
Total Reserve Expenses	0.00	9,396.00	1,250.00	11,894.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,540.00	
Total Operating Expense	21,717.23	148,570.69	34,984.46	42,546.81	-1,614.20	37,786.78	23,760.44	24,113.79	33,973.33	32,917.42	20,803.43	0.00	419,560.18	\$ 593,864.00
Net Income	12,858.05	-101,466.03	33,214.52	-4,016.48	41,030.04	12,817.05	35,811.86	19,555.01	4,993.04	19,189.81	18,644.12	193.12	92,824.11	\$ 23.60

Unit Style	% Interest	% Budget	Current Dues	New Dues B
Ashland & Blackburn	0.00567	0.00755	\$297.63	\$ 315.25
Cypress & Dawson	0.00755	0.01005	\$396.23	\$ 419.68
Eaton	0.00839	0.01117	\$440.41	\$ 466.49
Fairmont	0.00844	0.01124	\$442.97	\$ 469.19
Gladstone	0.01116	0.01486	\$585.76	\$ 620.43
Hawthorn	0.01123	0.01495	\$589.41	\$ 624.30

	% Budget	SA - Budget B
Budget A has NO dues increase but a larger assessment Budget B raises dues and has a smaller assessment	0.00755	\$ 262.77
	0.01005	\$ 349.82
	0.01117	\$ 388.83
	0.01124	\$ 391.09
	0.01486	\$ 517.15
	0.01495	\$ 520.37