

Junction Point 2023 Financials & 2024 Budget									2024
Account Name	Prospect 1/1-7/31	Aug	Sep	Oct	Nov	Dec	Total	2023 Budget	Budget
Income									
Storage Unit Income	938.00	40.00	194.00	172.00	134.00	134.00	1,612.00	1,700.00	1,600.00
Late Fee Income	588.15	0.00	0.00	58.77	0.00	0.00	646.92	0.00	0.00
Returned Check Fee	100.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00
Association Dues	233,339.68	28,739.02	33,592.16	34,429.32	31,254.37	33,412.36	394,766.91	400,009.70	473,000.00
Special Assessment Income	80,000.07	446.93	0.00	0.00	0.00	0.00	80,447.00	80,000.00	0.00
Unit Sale	0.00	0.00	0.00	0.00	0.00	-65.00	-65.00	0.00	0.00
CAM Income	-196.61	0.00	2,766.37	24,063.18	0.00	0.00	26,632.94	35,000.00	73,615.13
Other Income - Noncom	21.10	0.00	0.00	0.00	100.00	0.00	121.10	1,000.00	0.00
Violations	1,403.20	0.00	0.00	0.00	0.00	0.00	1,403.20	0.00	0.00
Total Operating Income	316,193.59	29,225.95	36,552.53	58,723.27	31,488.37	33,481.36	505,665.07	517,709.70	548,215.13
Fixed Expenses									
Accounting	0.00	0.00	190.00	0.00	0.00	0.00	190.00	200.00	280.00
Bank Fees	2,525.00	0.00	0.00	0.00	0.00	0.00	2,525.00	0.00	0.00
Commercial Expense	31,958.43	0.00	0.00	0.00	0.00	0.00	31,958.43	35,000.00	0.00
Common Area Cleaning	7,141.44	-126.50	5,210.10	0.00	868.00	0.00	13,093.04	26,000.00	25,000.00
Electricity	14,157.60	542.14	3,442.61	1,954.63	1,915.98	2,425.26	24,438.22	25,000.00	26,500.00
Elevator Upkeep	8,215.92	0.00	0.00	2,738.64	300.00	3,694.50	14,949.06	13,500.00	13,000.00
Fire Alarm & Sprinkler Test	3,572.72	0.00	0.00	215.00	0.00	0.00	3,787.72	7,000.00	4,500.00
Income Taxes	295.65	0.00	0.00	0.00	0.00	0.00	295.65	0.00	350.00
Insurance	24,312.78	0.00	0.00	0.00	0.00	0.00	24,312.78	32,000.00	84,000.00
Landscaping Upkeep	1,895.85	0.00	0.00	0.00	0.00	0.00	1,895.85	8,000.00	3,000.00
Lawn Care	0.00	2,992.31	2,245.05	703.68	1,182.66	576.03	7,699.73	9,000.00	8,500.00
Legal Fees/Eviction Exp	7,903.00	0.00	2,230.00	14,305.00	508.50	5,854.57	30,801.07	10,000.00	10,000.00
Misc Supplies	1,305.29	0.00	0.00	0.00	0.00	0.00	1,305.29	6,750.00	1,500.00
Management Fees	12,040.00	2,522.00	2,522.00	2,522.00	2,522.00	4,522.00	26,650.00	20,640.00	30,264.00
Natural Gas	18,898.00	0.00	5,427.75	0.00	631.38	1,271.19	26,228.32	29,000.00	30,000.00
Other Operating Exp	0.00	10.00	0.00	0.00	0.00	0.00	10.00	10.00	250.00
Pest Control	708.25	0.00	115.00	115.00	230.00	115.00	1,283.25	3,500.00	1,500.00
Pool Upkeep	14,029.33	0.00	600.00	0.00	600.00	462.41	15,691.74	9,900.00	15,000.00
Snow Removal	20,715.00	0.00	0.00	0.00	0.00	664.00	21,379.00	15,000.00	25,000.00
Telephone	1,075.61	0.00	409.57	207.84	0.00	415.65	2,108.67	2,500.00	2,500.00
Trash Collection	11,756.04	0.00	5,732.55	2,480.86	2,545.24	3,301.35	25,816.04	27,000.00	18,500.00
Water & Sewer	22,295.17	7,956.01	4,102.85	0.00	4,192.95	4,771.22	43,318.20	45,000.00	45,000.00
Water Softener	1,049.20	0.00	101.28	146.65	0.00	271.66	1,568.79	1,200.00	1,700.00
Reserve Funding	0.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00	109,009.70	131,200.00
Total Fixed Expenses	205,850.28	13,895.96	32,328.76	45,389.30	15,496.71	28,344.84	341,305.85	435,209.70	477,544.00
Maintenance Expenses									
Carpet Cleaning	0.00	0.00	0.00	796.53	0.00	3,035.00	3,831.53		
Cement/Blacktop	0.00	0.00	0.00	0.00	3,388.77	0.00	3,388.77		
Doors Repair	0.00	0.00	280.00	5,045.00	266.70	535.00	6,126.70		
Dryer vent cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Electrical Repairs	4,725.00	0.00	0.00	0.00	0.00	0.00	4,725.00		
Elevator Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	
Exercise Room	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	
General Maintenance	30,252.44	0.00	0.00	0.00	0.00	0.00	30,252.44	70,000.00	61,000.00
Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	61.98	61.98		
Heating & A/C Repairs	0.00	0.00	424.00	0.00	0.00	0.00	424.00		
Keys/Locks	0.00	0.00	0.00	0.00	125.55	0.00	125.55		
Misc Supplies	0.00	0.00	0.00	0.00	0.00	385.31	385.31		
Plumbing Repairs/Service	1,927.99	0.00	0.00	834.56	0.00	0.00	2,762.55	3,000.00	
Pool Repair	0.00	0.00	144.45	3,678.44	498.55	481.49	4,802.93		
Preventative Maintenance	0.00	0.00	562.50	1,191.19	2,993.14	1,206.25	5,953.08		9,000.00
Smoke/Carbon/Fire	0.00	0.00	0.00	493.22	5,541.04	0.00	6,034.26		
Total Maintenance Expenses	36,905.43	0.00	1,410.95	12,038.94	12,813.75	5,705.03	68,874.10	82,500.00	70,000.00
Reserve Expenses									
Reserve Painting	13,020.00	0.00	0.00	0.00	0.00	0.00	13,020.00		
Reserve Windows	50,639.86	0.00	0.00	0.00	0.00	0.00	50,639.86		
Total Reserve Expenses	63,659.86	0.00	0.00	0.00	0.00	0.00	63,659.86	0.00	0.00
Total Operating Expense	306,415.57	13,895.96	33,739.71	57,428.24	28,310.46	34,049.87	473,839.81	517,709.70	547,544.00
Net Income	9,778.02	15,329.99	2,812.82	1,295.03	3,177.91	-568.51	31,825.26	0.00	671.13
Unit Style	% Interest	% Budget	Current Dues		Amazon Locker Assessment				2024 Dues
Ashland & Blackburn	0.00567	0.00755	\$251.55		101.94				297.63
Cypress & Dawson	0.00755	0.01005	\$336.10		135.71				396.23
Eaton	0.00839	0.01117	\$372.23		150.84				440.41
Fairmont	0.00844	0.01124	\$374.41		151.71				442.97
Gladstone	0.01116	0.01486	\$495.08		200.62				585.76
Hawthorn	0.01123	0.01495	\$498.16		201.87				589.41