

**MONTAUK MANOR CONDOMINIUM  
BUDGET COMPARISON JUNE 2022 AND 2023**

	<b>JUNE 2022</b>		<b>JUNE 2023</b>	
	<b>Budget</b>	<b>Projected</b>	<b>Budget</b>	
<b>INCOME:</b>			<b>4.0%</b>	
COMMON MAINTENANCE	2,515,002	2,515,002	2,615,630	68.11%
ASSESSMENTS - CAPITAL	733,520	733,520	762,870	19.87%
ASSESSMENTS - POOL/ELEV			217,969	5.68%
OTHER INCOME	146,100	232,331	243,700	6.35%
TOTAL INCOME	<u>3,394,622</u>	<u>3,480,853</u>	<u>3,840,169</u>	100.00%
<b>OPERATING EXPENSES:</b>				
PAYROLL	849,348	901,293	915,663	23.86%
PAYROLL TAXES / BENEFITS	250,480	258,886	273,880	7.14%
FUEL	73,910	108,193	95,800	2.50%
ELECTRICITY	138,040	141,107	138,040	3.60%
WATER & SEWER-Major parts '18-19	287,400	152,936	292,500	7.62%
REPAIR & MAINT.	238,550	376,994	365,050	9.51%
SERVICE & SUPPLIES	177,100	187,851	188,300	4.91%
MANAGEMENT EXPENSES (147)	30,180	43,511	30,900	0.81%
MISC. OFFICE EXPENSES	21,450	27,852	23,970	0.62%
CREDIT CARD FEES	3,780	722	3,480	0.09%
INSURANCE & OTHER	285,000	308,431	339,000	8.83%
AUDIT/LEGAL	71,500	35,304	71,500	1.86%
TOTAL OPERATING EXPENSES	<u>2,426,738</u>	<u>2,543,078</u>	<u>2,738,083</u>	71.34%
<b>CAPITAL EXPENDITURES</b>				
ONGOING CONSTRUCTION	955,000	1,687,525	1,100,000	28.66%
TOTAL CAPITAL	<u>955,000</u>	<u>1,687,525</u>	<u>1,100,000</u>	28.66%
<b>TOTAL EXPENSES &amp; CAPITAL</b>	<u>3,381,738</u>	<u>4,230,603</u>	<u>3,838,083</u>	100.00%
<b>NET INCOME / (LOSS)</b>	<u>12,885</u>	<u>-749,751</u>	<u>2,086</u>	