

**B0044 Easton Crossing Condominium Trust**  
**FY2023, October 1, 2022 - September 30, 2023 Budget Template**

**FIRSTSERVICE RESIDENTIAL MASSACHUSETTS INC**

OPERATING FUND	Description	5/31/22 actuals YTD Actual	2021-2022 FY 2022 Budget	2022-2023 FY2023 Budget	2023 % Increase over 2022 Budget
<b>ASSESSMENTS</b>					
40000	Assessment	612,864	919,232	960,600	4.50%
40015	Assessment Additional	99,828	0	0	0.00%
	<b>TOTAL ASSESSMENTS</b>	<b>\$712,692</b>	<b>\$919,232</b>	<b>\$960,600</b>	<b>4.50%</b>
<b>OTHER REVENUE</b>					
42015	Building Keys Cards Fobs	150	0	0	0.00%
43000	Late Fees	1,425	1,500	1,600	6.25%
43120	Returned Items NSF Fee	105	0	0	0.00%
43150	Violation Fees	275	0	0	0.00%
	<b>TOTAL OTHER REVENUE</b>	<b>\$1,955</b>	<b>\$1,500</b>	<b>\$1,600</b>	<b>6.67%</b>
	<b>TOTAL REVENUE</b>	<b>\$714,647</b>	<b>\$920,732</b>	<b>\$962,200</b>	<b>4.50%</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
50000	Administrative	2,589	2,000	2,500	20.00%
50160	Interest Loan	56,640	89,412	89,412	0.00%
50170	Loan Principal	48,250	67,923	67,923	0.00%
50180	Loan Principal - Offset	-48,250	0	0	0.00%
52230	Supplies Office	673	500	500	0.00%
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$59,902</b>	<b>\$159,835</b>	<b>\$160,335</b>	<b>0.31%</b>
<b>INSURANCE &amp; TAXES</b>					
53190	Insurance Property Liability	62,970	98,632	108,495	9.09%
54255	Taxes Federal	0	550	550	0.00%
54330	Taxes State	0	100	100	0.00%
	<b>TOTAL INSURANCE &amp; TAXES</b>	<b>\$62,970</b>	<b>\$99,282</b>	<b>\$109,145</b>	<b>9.93%</b>
<b>PROFESSIONAL FEES</b>					
55005	Accounting Services	0	3,500	3,500	0.00%
55235	Legal Fees	6,909	3,500	4,000	12.50%
55570	Management Services	38,217	57,535	63,300	10.02%
	<b>TOTAL PROFESSIONAL FEES</b>	<b>\$45,126</b>	<b>\$64,535</b>	<b>\$70,800</b>	<b>9.71%</b>
<b>UTILITIES</b>					
59000	Electricity	23,777	39,000	39,000	0.00%
59300	Gas	30,210	39,000	39,000	0.00%
59660	Telephone	1,546	1,200	1,700	29.41%
59705	Trash	23,974	28,680	28,680	0.00%
59800	Water Sewer	23,422	35,000	35,000	0.00%
59985	Water Waste	58,815	55,000	60,000	8.33%
	<b>TOTAL UTILITIES</b>	<b>\$161,744</b>	<b>\$197,880</b>	<b>\$203,380</b>	<b>2.78%</b>
<b>BUILDING &amp; GROUNDS</b>					
60885	Common Area-Parking Lot	0	6,000	0	0.00%

61940	Landscaping	82,591	81,000	90,854	10.85%
62070	Pruning Tree Removal	2,200	12,000	10,286	-16.66%
62100	Snow Removal	90,015	51,000	68,000	25.00%
63310	Pest Control	5,340	5,000	5,700	12.28%
<b>TOTAL BUILDING &amp; GROUNDS</b>		<b>\$180,146</b>	<b>\$155,000</b>	<b>\$174,840</b>	<b>12.80%</b>
<b>MAINTENANCE &amp; REPAIRS</b>					
64070	Miscellaneous RM	29,643	34,000	40,000	15.00%
64390	Roof RM	985	0	500	100.00%
66005	Generator RM	327	700	700	0.00%
66110	Plumbing RM	13,449	25,000	17,000	-47.06%
66535	Cleaning Janitorial Service	1,575	0	1,000	100.00%
66640	Electrical RM	675	5,000	3,500	-42.86%
<b>TOTAL REPAIR &amp; MAINTENANCE</b>		<b>\$46,654</b>	<b>\$64,700</b>	<b>\$62,700</b>	<b>-3.09%</b>
<b>CLUB GENERAL</b>					
70510	Fence	0	500	0	0.00%
70560	Recreation Area	0	1,000	0	0.00%
<b>TOTAL CLUB GENERAL</b>		<b>\$0</b>	<b>\$1,500</b>	<b>\$0</b>	<b>-100.00%</b>
<b>POOL OPERATIONS</b>					
73500	Pool Expenses	12,274	27,000	30,000	10.00%
<b>TOTAL POOL OPERATIONS</b>		<b>\$12,274</b>	<b>\$27,000</b>	<b>\$30,000</b>	<b>11.11%</b>
<b>TRANSFERS</b>					
77000	Reserve Transfers	100,724	151,000	151,000	0.00%
<b>TOTAL TRANSFERS</b>		<b>\$100,724</b>	<b>\$151,000</b>	<b>\$151,000</b>	<b>0.00%</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$669,540</b>	<b>\$920,732</b>	<b>\$962,200</b>	<b>4.50%</b>
<b>NET OPERATING INCOME/(LOSS)</b>		<b>\$45,107</b>	<b>\$0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>RESERVE FUND</b>					
<b>RESERVE OTHER REVENUE</b>					
49345	Interest Income	385	0	0	0.00%
49705	Transfer fr Operating	100,724	151,086	151,086	0.00%
<b>TOTAL RESERVE OTHER REVENUE</b>		<b>\$101,109</b>	<b>\$151,086</b>	<b>\$151,086</b>	<b>0.00%</b>
<b>TOTAL RESERVE REVENUE</b>		<b>\$101,109</b>	<b>\$151,086</b>	<b>\$151,086</b>	<b>0.00%</b>
<b>ADMINISTRATIVE RESERVE</b>					
82005	Bank Fees Reserve	0	500	500	0.00%
82830	Capital Expense Recreation Equipment	6448	0	0	0.00%
<b>TOTAL ADMINISTRATIVE RESERVE</b>		<b>\$6,448</b>	<b>\$500</b>	<b>\$500</b>	<b>0.00%</b>
<b>BUILING &amp; GROUNDS RESERVE</b>					
87490	Plumbing Reserve	3148	0	0	0.00%
<b>TOTAL ADMINISTRATIVE RESERVE</b>		<b>\$3,148</b>	<b>\$0</b>	<b>\$0</b>	<b>#DIV/0!</b>
<b>CAPITAL INPROVEMENTS RESERVE</b>					
95130	Boiler Replacement Reserve	90,531	110000	0	0.00%
<b>TOTAL MAINTENANCE RESERVE</b>		<b>\$90,531</b>	<b>\$110,000</b>	<b>\$0</b>	<b>-100.00%</b>
<b>TOTAL RESERVE EXPENSES</b>		<b>\$100,127</b>	<b>\$110,500</b>	<b>\$500</b>	<b>-99.50%</b>
<b>NET RESERVE INCOME/(LOSS)</b>		<b>\$982</b>	<b>\$40,586</b>	<b>\$150,586</b>	<b>15.68%</b>