

**2023 HALP Annual Meeting: FY2024 Proposed Budget**

Major Account	Sub Account	Detail	Budget FY23	Rationale/Expenses to date	Budget FY24	Comments
<b>INCOME</b>						
<b>4000-Income</b>						
	4100 - Fees					
		4110-Service Fees	\$237,600.00	\$2400 x 110 units, increase of \$240/yr or \$20/month	\$264,000.00	first increase in awhile
		4120-Rental Income	\$19,800.00	\$100/month increase x 2 units x 11 months	\$20,350.00	contingency in case tenants move
		4130-Transfer Fees	\$0.00		\$0.00	can't predict
		<i>4100 Total</i>	<i>\$257,400.00</i>		<i>\$284,350.00</i>	
	4900 - Other Income					
		4910-Credit Interest 7 day CD	\$0.00	updated with current interest rates	\$60.00	updated with current interest rates
		4925-Trailer Parking Rental	\$200.00		\$200.00	assume same rentals
		4910-Long Term CD Interest	\$3,000.00	2 CDs \$50,000 each maturing in 2024	\$3,725.00	updated with current interest rates
		4925-Miscellaneous Income--Fines	\$0.00		\$0.00	can't predict
		4925-Miscellaneous Income--Makerspace	\$0.00		\$0.00	can't predict
		<i>4900 Total</i>	<i>\$3,200.00</i>		<i>\$3,985.00</i>	
<b>INCOME TOTAL</b>			<b>\$260,600.00</b>		<b>\$288,335.00</b>	
<b>EXPENSES</b>						
<b>5000 - Maintenance</b>						
	5100 - Building Maintenance					
		5115 - Miscellaneous Building Maint	\$250.00	\$1887.14 spent through 7/31	\$2,500.00	increased based on current year use
		5120 - NORMAL HALL	\$10,000.00	\$787.60 spent through 7/31; full roof not needed	\$4,500.00	porch roof
		5121 - Dining Hall	\$8,000.00	\$85.37 spent through 7/31, project underway	\$7,500.00	partial roof
		5122 - P.O. Building	\$500.00	0 spent through 7/31	\$2,085.65	painting of ramp and railings
		5123 - Red Barns	\$500.00	0 spent through 7/31	\$500.00	level funded
		5124 - Salt Barn	\$500.00	0 spent through 7/31	\$500.00	level funded
		5125 - Tabernacle	\$500.00	0 spent through 7/31	\$1,000.00	power washing
		5126 Chapel	\$10,500.00	0 spent through 7/31; roof not needed	\$500.00	level funded
		5130 - Supplies	\$3,000.00	\$239.38 spent through 7/31	\$500.00	decreased based on current year use
		<i>5100 Total</i>	<i>\$33,750.00</i>		<i>\$19,585.65</i>	
	5200 - Grounds Maintenance					
		5201 - Grounds Maintenance Other (storm)	\$5,000.00	\$814.01 spent through 7/31	\$5,000.00	level funded
		5205 - Snow Removal	\$20,000.00	\$25,692.05 spent through 7/31	\$30,000.00	price/usage increase
		5210 - Mowing (outside vendor)	\$7,000.00	\$650 paid through 7/31	\$7,000.00	level funded
		5211 - Piles/Sticks/Debris Removal	\$12,000.00	\$7636.25 spent through 7/31	\$12,000.00	level funded
		5215 - Spring Cleanup	\$4,000.00	\$4341.25 spent through 7/31	\$4,000.00	level funded
		5220 - Fall Cleanup	\$5,000.00	0 spent through 7/31	\$5,000.00	level funded
		5230 - Special Projects (accessibility)	\$3,000.00	\$1054.12 spent through 7/31	\$5,000.00	increased to fund accessibility projects
		5245 - Asst Routine Maint (knotweed/hemlock)	\$1,000.00	0 spent through 7/31	\$5,000.00	Hemlock (\$3200), knotweed (\$500), plus contingency
		5255 - Landscaping (homeowner Initiated)	\$5,000.00	\$4950 spent through 7/31 (front gate project)	\$3,000.00	work day projects per Property Chair
		<i>5200 Total</i>	<i>\$62,000.00</i>		<i>\$76,000.00</i>	
	5500 Contingency					
		5510 - All Contingency (Septic Mapping)	\$2,870.00	0 spent through 7/31	\$18,700.00	project required by City of Northampton
		5520 - Drainage Maintenance	\$0.00	0 spent through 7/31	\$2,000.00	routine maintenance
		5530 - Tree Trimming & Misc Tree Work	\$0.00	\$638.75 spent through 7/31; more scheduled		merged into 6515
		5540 - Road Maintenance Non Asphalt	\$0.00	\$1048.51 spent through 7/31		merged into 6526
		5550 - Water Line Maintenance	\$0.00		\$3,000.00	routine maintenance
		<i>5500 Total</i>	<i>\$2,870.00</i>		<i>\$23,700.00</i>	
<b>6000 -Overhead</b>						
	6100 - Utilities					
		6105 - Water	\$29,000.00	\$11,175.72 spent through 7/31	\$27,000.00	based on this year's usage and base rate increase

		6110 - Electric	\$3,000.00	\$3,759.18 spent through 7/31	\$6,500.00	based on this year's usage; no increase expected
		6116 - Normal Hall Propane PARLA 2	\$1,500.00	\$1912.95 spent through 7/31 in all categories	\$1,650.00	10% increase on this year's budgeted amount
		6117 - Post Office Propane PARLA 3	\$1,725.00	included above	\$1,897.50	10% increase on this year's budgeted amount
		6118 - Dining Hall Propane LAUHOM	\$172.50	included above	\$189.75	10% increase on this year's budgeted amount
		6120 - Rubbish Removal	\$13,000.00	\$10,935.05 spent through 7/31	\$17,397.60	adjusted for current rate plus 10% increase
		<i>6100 - Total</i>	<i>\$48,397.50</i>		<i>\$54,634.85</i>	
	6200 - Insurance					
		6204 - Bond	\$380.00	\$380 spent through 7/31	\$380.00	no increase expected
		6205 - Building & Liability	\$14,500.00	\$11238.89 spent through 7/31 in all categories	\$17,539.00	current rate plus 4% (6% increase for 7 mos. of year)
		6206 - Umbrella (previously called Dishonesty)	\$400.00	included above	\$758.00	current rate plus 4% (6% increase for 7 mos. of year)
		6210 - Directors & Officers	\$1,600.00	included above	\$1,590.00	current rate plus 4% (6% increase for 7 mos. of year)
		<i>6200 Total</i>	<i>\$16,880.00</i>		<i>\$20,267.00</i>	
	6300 - Taxes					
		6315 - Real Estate Tax	\$450.00	\$217 spent through 7/31	\$450.00	no increase expected
		6320 - Federal Income Tax	\$5,000.00	overbudgeted this year	\$1,140.00	30% of interest earned; updated with current info
		6321 - Mass State Income Tax	\$1,500.00	overbudgeted this year	\$200.00	5.25% of interest earned; updated with current info
		<i>6300 Total</i>	<i>\$6,950.00</i>		<i>\$1,790.00</i>	
	6400 - Professional Fees					
		6405 - Legal Fees	\$3,000.00	\$1633.80 spent through 7/31	\$3,000.00	level funded
		6410 - Accounting Fees (Annual Review)	\$2,500.00	0 spent through 7/31	\$2,500.00	level funded
		<i>6400 Total</i>	<i>\$5,500.00</i>		<i>\$5,500.00</i>	
	6500 - Improvements					
		6515 - Tree Removal	\$25,000.00	\$775 spent through 7/31	\$25,000.00	level funded
		6526 - Road Repair	\$225.00	\$1,048.51 spent through 7/31; \$10,900 add'l this year	\$3,200.00	potholes, Heading Ave.
		6540 - Special Projects - Playground	\$750.00	spent \$6706.21 this year	\$750.00	estimate \$500-\$1000 per year, averaged
		<i>6500 Total</i>	<i>\$25,225.00</i>		<i>\$28,950.00</i>	
	6600 - Administrative Expense					
		6605 - Copies	\$330.00	0 spent through 7/31	\$330.00	level funded
		6610 - Postage	\$247.50	\$106.80 spent through 7/31	\$247.50	level funded
		6615 - Miscellaneous Office Expense	\$500.00	0 spent through 7/31	\$500.00	level funded
		6620 - Social Union and LPA Contributions	\$3,000.00	0 spent through 7/31; distributions requested	\$3,000.00	level funded
		6630 - HOA Online Platform Subscription	\$1,200.00	\$21.99 spent through 7/21	\$480.00	Mail Chimp and Square Space web hosting
		<i>6600 Total</i>	<i>\$5,277.50</i>		<i>\$4,557.50</i>	
	6700 - Stipend Payments					
		6722 - President	\$1,600.00		\$1,600.00	level funded
		6723 - Vice President	\$400.00		\$400.00	level funded
		6724 - Treasurer	\$400.00		\$400.00	level funded
		6725 - Clerk	\$1,000.00		\$1,000.00	level funded
		6726 - Property Chair	\$1,600.00		\$1,600.00	level funded
		<i>6700 Total</i>	<i>\$5,000.00</i>		<i>\$5,000.00</i>	
	6800 - Property Management					
		6810 - Property Manager - Pancione Assoc.	\$36,000.00		\$36,000.00	level funded
		<i>6800 Total</i>	<i>\$36,000.00</i>		<i>\$36,000.00</i>	
	6900 - Miscellaneous					
		6902 - Small Equipment Purchase	\$250.00	0 spent through 7/31	\$250.00	level funded
		6910 - Bank Service Charges	\$500.00	\$78 spent through 7/31; stop payment/ret. check fees	\$100.00	fewer checks, fewer fees
		<i>6900 Total</i>	<i>\$750.00</i>		<i>\$350.00</i>	
	7000 - Other Assets					
		7100 - Reserve				
		7050 - Reserve Account Contributions	\$12,000.00		\$12,000.00	level funded
		<i>7000 Total</i>	<i>\$12,000.00</i>		<i>\$12,000.00</i>	
	<b>EXPENSE TOTAL</b>		<b>\$260,600.00</b>		<b>\$288,335.00</b>	