

CHEESMAN TOWER WEST

2012-13 Budget

For Weststar

budget projection

INCOME

4000	HOA Dues	414,137.00
4010	Base Rent #204	13,200.00
4020	Guest Room Rental	2,640.00
4100	Copying/Fax	150.00
4130	Key Fund	900.00
4140	Late Charges	500.00
4145	NSF Fees	40.00
4150	Laundry Rooms	6,300.00
4170	Move-In Charges	750.00
4180	Parking Fees	6,300.00
4190	Vending Machines	-
	Misc Income	-
Total Income		444,917.00
		100%

EXPENSES

Utilities

5000	Electric	36,000.00
5010	Gas	34,632.00
5020	Sewer	6,700.00
5030	Storm Drainage	1,241.00
5040	Water	7,200.00
		-
Total Utilities		85,773.00
		20%

Maintenance

5500	AC/Chiller	3,654.50
5510	Boiler Repairs	2,788.00
5520	Building Exterior/Doors	1,100.00
5530	Cleaning Supplies	1,000.00
5535	Carpet/Uphol Cleaning	2,000.00
5540	Contract Cleaning	17,195.00
5545	Electrical Cont/Supplies	500.00
5560	Elevator Cont/Mat	12,500.00
5570	Emergency Lights	660.00
5575	Exercise Equip Maintenance	600.00
5580	Fire & Life Safety	2,000.00
5585	Furniture Repair/Maint	100.00
5590	Garage Door	2,500.00
5610	Keys/Locks	2,000.00
5620	Landscaping	500.00

5630	Light Fixt/Bulbs	2,000.00
5650	Other Bldg/Maint Suppl	3,076.00
5660	Painting/Decorating	1,000.00
5670	Pest Control	900.00
5680	Plumbing	9,000.00
5690	Pool Supp/Maint	500.00
5710	Roads/Grounds	300.00
5720	Roof Maintenance	500.00
5730	Security Protection	250.00
5740	Trash Removal	12,000.00
5750	Unit 204 Maintenance	250.00
		-
	Total Maintenance	78,873.50
		18%

Staffing Expenses

6000	Bonuses	900.00
6000	Manager Salaries	78,068.54
6005	Maintence OT Salaries	-
6010	Payroll Taxes	6,569.96
6015	Payroll Fee	875.00
6020	Dental Insurance	1,030.12
6020	Health Insurance	15,899.26
6020	Life Insurance	423.00
6030	Workers Comp	1,500.00
	Total Staffing	105,265.88
		23%

Administration

6500	Accounting Fees	3,000.00
6510	Advertising & Promotion	-
6520	Annual Meeting Expense	150.00
6530	Building Insurance	40,000.00
6550	Gen'l Office Exp	850.00
6560	Guest Room Expenses	150.00
6570	Income Tax Expense	1,750.00
6580	Legal	4,500.00
6585	Loan Escrow	-
6590	Loan Interest	-
6595	Loan Principal	-
6600	Property Mgt Fees	20,700.00
6610	Office Supplies	2,000.00
6620	Phone/Ans Svc/Beeper	3,750.00
6630	Postage/Delivery	325.00
6650	Real Estate Taxes	412.87
6660	Travel/Entertainment	480.00
6800	Reserves - Loan payment	65,718.00

6900	Reserves	30,000.00
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Total Administration	173,785.87
	37%

Total Income	444,917.00
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Total Expenses	(443,698.25)
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Planned Variance	1,218.75
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