

Cheesman Tower West Condominium Association
Adopted 2015-2016 Budget
August 1, 2015 - July 31, 2016

(72 Units)		2015-2016 Budget
<u>Income</u>		
4000	Assessments	453,849.00
4020	Cleaning Fee/Guest Room	4,600.00
4030	Franchise Income/Comcast	4,000.00
4100	Building Services/Equipment	100.00
4130	Key Fund	200.00
4140	Late Charges/Fines	425.00
4150	Laundry Room	6,250.00
4170	Elevator Usage	1,500.00
4180	Parking Fees	9,000.00
		479,924.00
TOTAL INCOME		
<u>Expenses</u>		
Utilities		
5000	Gas	36,000.00
5010	Water	43,754.00
5020	Sewer	8,250.00
5030	Storm Drainage	1,444.00
5040	Water	7,300.00
5050	Trash Removal	12,000.00
Total Utilities		108,748.00
Maintenance		
5500	AC/Chiller Maintenance - Silver Bullet	2,580.00
5505	A/C/Chiller Repairs	1,000.00
5510	Mechanical Systems Maintenance	8,295.00
5512	Mechanical Systems Repairs	1,000.00
5515	Boiler Repairs	1,000.00
5520	Building Exterior/Doors	2,000.00
5530	Cleaning Supplies	1,200.00
5535	Carpet/ Uphol Cleaning	1,500.00
5540	Contract Cleaning	17,680.00
5545	Electric Contract/Supp	1,500.00
5560	Elevator Contract/Mat	10,000.00
5570	Emergency Lights Repair	300.00
5575	Exercise Equipment Mtce	200.00
5580	Fire/Life Safety	2,000.00
5590	Garage Door	3,000.00
5610	Keys/Locks	1,000.00
5620	Landscaping	3,000.00
5630	Light Fixtures & Bulbs	750.00
5650	Other Building Maintenance/Supplies	5,000.00
5660	Painting/Decoration	1,000.00
5670	Pest Control	966.00
5680	Plumbing	16,000.00
5690	Pool Supp/Maintenance	4,500.00
5710	Roads/Grounds	300.00
5720	Roof Maintenance	500.00
5730	Security Protection	400.00
5740	Snow Removal	2,500.00
Total Maintenance		89,171.00

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Staff		
6000	Staff Salaries	77,865.00
6005	Maintenance OT Salaries	1,200.00
6010	Payroll Taxes	6,619.00
6015	Payroll Fee	1,200.00
6020	Health Insurance	7,260.00
6025	Dental Insurance	818.00
6030	Insurance-Workers Comp	3,225.00
Total Staff		98,187.00
Administrative		
6500	Accounting Fees/Audit	3,000.00
6520	Annual Meeting	100.00
6530	Building Insurance	32,000.00
6560	Guest Room	500.00
6570	Income Tax Expense	500.00
6580	Legal	3,661.00
6590	Property Manager	2,000.00
6600	Management Fee	21,000.00
6605	Office Equipment	2,000.00
6610	Office Supplies	3,600.00
6620	Phone/Answer Svc/Beeper	2,832.00
6630	Postage & Delivery	300.00
6650	Real Estate Taxes	635.00
6666	Travel & Entertainment	300.00
Total Administrative		72,428.00
Reserves		
6800	Loan Payment, Principal & Interest	63,390.00
6900	Reserve Contribution	48,000.00
Total Reserves		111,390.00
		<u>479,924.00</u>
TOTAL EXPENSES		
Net Income (Loss)		-