

**PARK WASHINGTON
APPROVED 2013-2014 BUDGET**

	Actual as of 1/31/2013	Est 2013 Year End	Approved Budget 2012-2013	Approved Budget 2013-2014
INCOME:				
Assessments	\$ 179,680.56	\$ 223,113.00	\$ 226,821.00	\$ 259,308.00
Late Fees Income	\$ 2,954.77	\$ 3,100.00	\$ 900.00	\$ 900.00
Laundry Income	\$ 3,751.03	\$ 4,525.00	\$ 4,400.00	\$ 4,400.00
Legal Fee Income	\$ 2,569.61	\$ 2,600.00	\$ 500.00	\$ 500.00
Lien Filing Fee Income	\$ 75.00	\$ 75.00	\$ 200.00	\$ -
Move In/Out Income	\$ 2,750.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00
Other Income	\$ 19.46	\$ 20.00	\$ -	\$ -
Parking Income	\$ 3,708.62	\$ 4,428.00	\$ 4,680.00	\$ 4,680.00
Unit Rental Income	\$ 11,048.40	\$ 11,518.00	\$ 14,300.00	\$ -
TOTAL INCOME	\$ 206,557.45	\$ 252,379.00	\$ 252,801.00	\$ 270,788.00

EXPENSES:

OPERATING EXPENSES

Utilities

Electric	\$ 20,225.01	\$ 23,000.00	\$ 24,443.00	\$ 24,443.00
Gas	\$ 16,041.13	\$ 23,521.00	\$ 27,740.00	\$ 25,000.00
Wastewater	\$ 809.17	\$ 810.00	\$ 694.00	\$ 900.00
Water & Sewer	\$ 13,675.30	\$ 15,909.00	\$ 14,944.00	\$ 16,500.00
Total Utilities	\$ 50,750.61	\$ 63,240.00	\$ 67,821.00	\$ 66,843.00

Grounds

Trash Removal	\$ 4,174.36	\$ 4,995.00	\$ 3,753.00	\$ 4,995.00
Landscape Contract	\$ 1,633.93	\$ 1,700.00	\$ 2,009.00	\$ 2,000.00
Landscape Maintenance	\$ (254.00)	\$ -	\$ -	\$ 1,000.00
Snow Removal	\$ 975.00	\$ 1,400.00	\$ 1,700.00	\$ 1,700.00
Sprinkler Repairs	\$ 189.04	\$ 190.00	\$ 550.00	\$ 550.00
Tree, Plants & Shrubs	\$ 245.61	\$ 246.00	\$ 500.00	\$ 1,500.00
Total Repairs & Maint	\$ 6,963.94	\$ 8,531.00	\$ 8,512.00	\$ 11,745.00

Maintenance

Building Maintenance	\$ 2,298.15	\$ 11,500.00	\$ 4,500.00	\$ 4,500.00
Carpet Cleaning	\$ 124.08	\$ 374.00	\$ 585.00	\$ 500.00
Electrical/Lighting	\$ 1,593.01	\$ 4,593.00	\$ 4,600.00	\$ 3,600.00
Elevator Repairs	\$ 1,777.45	\$ 1,800.00	\$ 750.00	\$ 1,000.00
Elevator Contract	\$ 6,840.56	\$ 6,841.00	\$ 6,790.00	\$ 7,000.00
Fire Alarm Monitoring	\$ 1,342.31	\$ 1,400.00	\$ 1,082.00	\$ 2,500.00
Garage Cleaning	\$ -	\$ -	\$ 975.00	\$ 7,500.00
Garage Repair/Maintenance	\$ 2,807.12	\$ 2,810.00	\$ 1,800.00	\$ 2,000.00
HVAC Repairs/Supplies	\$ 7,985.44	\$ 8,400.00	\$ 10,905.00	\$ 10,000.00
HVAC Contract	\$ 1,750.00	\$ 1,750.00	\$ 7,000.00	\$ -
Janitorial Contract	\$ 6,790.37	\$ 8,300.00	\$ 9,175.00	\$ 10,200.00
Plumbing	\$ 5,205.33	\$ 6,500.00	\$ 5,700.00	\$ 6,000.00
Supplies	\$ 339.90	\$ 450.00	\$ 750.00	\$ 750.00
Water Treatment	\$ 1,590.00	\$ 3,680.00	\$ 3,680.00	\$ 3,680.00
Contingency Expense	\$ -		\$ 2,000.00	\$ -
Total Maintenance	\$ 40,443.72	\$ 58,398.00	\$ 60,292.00	\$ 59,230.00

Pool & Spa

Pool Chemicals	\$ 642.84	\$ 643.00	\$ 500.00	\$ 700.00
Pool Expenses	\$ 1,479.78	\$ 1,480.00	\$ 1,440.00	\$ 1,500.00
Pool Contract	\$ 2,850.00	\$ 2,850.00	\$ 2,100.00	\$ 2,500.00

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		Actual as of 1/31/2013	Est 2013 Year End	Approved Budget 2012-2013	Approved Budget 2013-2014
	Total Pool & Spa	\$ 4,972.62	\$ 4,973.00	\$ 4,040.00	\$ 4,700.00

Administration

Unit 105 Expenses		\$ 2,521.61	\$ 3,900.00	\$ 7,442.00	\$ -
Administrative Expenses		\$ 1,756.89	\$ 2,200.00	\$ 2,400.00	\$ 2,400.00
Audit/Review		\$ 2,783.32	\$ 2,784.00	\$ 3,000.00	\$ 3,800.00
Bad Debts		\$ 2,988.75	\$ 12,989.00	\$ 1,000.00	\$ -
Insurance		\$ 24,060.41	\$ 28,335.00	\$ 29,893.00	\$ 29,900.00
Late Fee Expenses		\$ 420.00	\$ 420.00	\$ 800.00	\$ -
Lien Filing Expense		\$ 225.00	\$ 225.00	\$ 200.00	\$ -
Legal Fees-Collections		\$ 2,666.61	\$ 3,666.00	\$ 250.00	\$ 2,000.00
Legal-General		\$ 793.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00
Licenses, Permits & Fees		\$ 155.00	\$ 155.00	\$ 125.00	\$ 160.00
Management Fees		\$ 15,775.00	\$ 18,775.00	\$ 19,200.00	\$ 18,000.00
Property Taxes-Unit 105		\$ -	\$ 1,214.00	\$ 1,030.00	\$ -
Reserve Study		\$ 2,600.00	\$ 4,000.00	\$ 10,000.00	\$ 5,000.00
Web Site		\$ 510.00	\$ 510.00	\$ 1,040.00	\$ -
Interest-Loan Payable		\$ 4,547.48	\$ 5,200.00	\$ 10,574.00	\$ 750.00
Telephone		\$ 1,569.23	\$ 1,910.00	\$ 1,700.00	\$ 2,000.00
	Total Administration	\$ 63,372.30	\$ 87,283.00	\$ 89,154.00	\$ 65,010.00

	TOTAL OPERATING EXP	\$ 166,503.19	\$ 222,425.00	\$ 229,819.00	\$ 207,528.00
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Other Expense

Reserve Contributions	\$ 17,987.99	\$ 22,982.00	\$ 22,982.00	\$ 63,260.00
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	NET INCOME (LOSS)	\$ 22,066.27	\$ 6,972.00	\$ -	\$ -
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