

	2011	2012	2013	2013	2013 BUDGET	2014 BUDGET
	7% Increase	6% Increase	THRU	YR END EST.	0% Increase	1.5% Increase
	ACTUAL	ACTUAL	September			
	ACTUAL	ACTUAL	ACTUAL			
REVENUE						
INCOME:						
HOME OWNERS DUES	\$405,768.73	\$435,923.64	\$326,105.00	\$434,807	\$ 439,468.00	\$ 446,203.00
PARKING INCOME	\$1,754.17	\$1,265.83	855	\$1,140	\$ 1,500.00	\$ 6,000.00
LATE FEE INCOME	\$2,882.39	\$3,736.20	2,058.35	\$2,744	\$ 3,000.00	\$ 3,000.00
LAUNDRY INCOME	\$7,025.90	\$6,896.70	5,339.10	\$7,119	\$ 8,000.00	\$ 8,000.00
MOVE IN/OUT FEES	\$100.00	\$2,300.00	\$2,555	\$3,407	\$ 2,000.00	\$ 3,000.00
SUPER LEIN				\$0		
MISC. INCOME	\$3,803.62	\$1,453.20	1,233.00	\$1,644	\$ 1,000.00	\$ 1,000.00
BEAUTY SALON INCOME				\$0		
STORAGE INCOME	\$970.00	\$1,100.00	860.00	\$1,147	\$ 1,000.00	\$ 1,000.00
INSURANCE SETTLEMENT	\$102,641.80			\$0		
KEY REPLACEMENT		\$200.00		\$0	\$ 500.00	\$ 1,000.00
RENTAL MGT. UNIT	\$6,700.00	\$6,900.00	\$5,400	\$7,200	\$ 7,200.00	\$ 7,500.00
TOTAL REVENUE	\$531,646.61	\$459,775.57	\$344,405	\$459,207	\$463,668	\$476,703
SPECIAL ASSESMENT INCOME						
S/A INCOME			\$3,058			
EXPENSES:						
UTILITIES EXPENSE						
ELECTRIC	\$35,072.02	\$31,921.41	\$23,420	\$31,227	\$ 38,761.00	\$ 33,120.00
GAS	\$39,644.23	\$34,454.82	\$27,675	\$36,900	\$ 40,800.00	\$ 38,295.00
TELEPHONE	\$3,729.44	\$3,488.26	\$3,610	\$4,813	\$ 3,366.00	\$ 5,000.00
TRASH REMOVAL	\$10,680.00	\$9,000.00	\$6,750	\$9,000	\$ 9,180.00	\$ 12,540.00
SEWER	\$11,692.14	\$15,605.49	\$11,521	\$15,362	\$ 16,200.00	\$ 16,500.00
WATER	\$11,350.78	\$11,272.73	\$7,434	\$9,912	\$ 14,298.00	\$ 14,298.00
FLOOD INCIDENT EXPENSE						
TOTAL UTILITIES EXPENSE	\$112,168.61	\$105,742.71	\$80,411	\$107,214	\$ 122,605.00	\$ 119,753.00
MAINTENANCE EXPENSE						
BLDG. MAINT./SUPPIES	\$5,877.25	\$5,111.66	\$4,399.61	\$5,866	\$ 5,500.00	\$ 5,500.00
CARPET CLEANING				\$0		
CAPITAL IMPROVEMENTS	\$1,349.00	\$25,447.62	\$24,090.36	\$32,120	\$ 25,000.00	\$ 40,000.00
ELECTRICAL & ELECT.SUPL	\$2,826.36	\$3,455.62	\$693.75	\$925	\$ 2,000.00	\$ 3,000.00

	2011	2012	2013	2013	2013 BUDGET	2014 BUDGET
ELEVATOR MTN. CONTRACT	\$7,299.96	\$7,299.96	\$4,866.64	\$6,489	\$ 7,500.00	\$ 7,500.00
ELEVATOR REPAIRS	\$1,325.02	\$4,090.00	\$737.59	\$983	\$ 1,000.00	\$ 1,000.00
FIRE ALARM MONITORING	\$120.00	\$326.00	\$441.23	\$588	\$ 250.00	\$ 500.00
FIRE EXTINGUISHERS	\$1,427.74	\$327.85		\$0	\$ 700.00	\$ 700.00
DOOR/LOCK/GLASS/GARG.	\$1,529.02	\$1,890.68	\$3,767.14	\$5,023	\$ 1,000.00	\$ 2,000.00
DOOR/LOCK/GLASS/Ped CA	\$1,420.06	\$880.67	\$3,440.90	\$4,588	\$ 1,800.00	\$ 2,000.00
DOOR/LOCK GLASS-OTHER				\$0		\$ 2,000.00
GARBAGE CHUTE CLEANING			\$0.00	\$0	\$ 1,000.00	\$ 1,000.00
HOMEOWNER RESPONSB.				\$0		
HVAC CONTRACT	\$4,484.75	\$2,770.00	\$2,400.00	\$3,200	\$ 3,200.00	\$ 3,200.00
HVAC REPAIRS	\$60,875.15	\$20,895.87	\$12,789.57	\$17,053	\$ 35,000.00	\$ 30,000.00
HVAC WATER TREATMENT	\$5,433.68	\$8,198.48	\$5,020.81	\$6,694	\$ 5,800.00	\$ 5,800.00
JANITORIAL CONTRACT	\$10,800.00	\$10,800.00	\$8,100.00	\$10,800	\$ 10,800.00	\$ 10,800.00
JANITORIAL - OTHER				\$0		
LANDSCAPING & GROUNDS	\$1,400.00	\$762.25	\$938.13	\$1,251	\$ 1,000.00	\$ 1,000.00
LAUNDRY MACHINES, ETC.				\$0		
MISCELLANEOUS	\$3,743.36	\$1,451.00	\$8,380.05	\$11,173	\$ 2,000.00	\$ 2,000.00
PAINTING (Int./Ext.)	\$9,048.33	\$5,556.29	\$7,130.08	\$9,507	\$ 6,000.00	\$ 6,000.00
PARKING SURFACES		\$4,743.00	\$2,877.78	\$3,837	\$ 7,000.00	\$ 5,000.00
PLUMBING	\$36,313.43	\$22,884.57	\$13,242.79	\$17,657	\$ 25,000.00	\$ 25,000.00
POOL & SAUNA	\$7,393.30	\$12,087.37	\$2,915.46	\$3,887	\$ 8,000.00	\$ 5,000.00
POWER WASHING	\$1,025.00	\$1,775.00	\$2,005.00	\$2,673	\$ 1,500.00	\$ 2,000.00
REIMBURSABLE EXPENSE				\$0		
REPAIRS/MAINT. On call.	\$16,216.40	\$5,326.55	\$10,442.81	\$13,924	\$ 15,000.00	\$ 16,000.00
SECURITY/FIRE/ALARM	\$951.11	\$343.00		\$0	\$ 1,000.00	\$ 1,000.00
SECURITY/INTERCOMM.		\$309.42	\$2,732.12	\$3,643	\$ 764.00	\$ 1,000.00
SNOW REMOVAL	\$2,841.44	\$5,291.25	\$5,930.00	\$7,907	\$ 7,000.00	\$ 7,000.00
UNIT 105 - REPAIRS		\$6,394.67	\$448.80	\$598	\$ 4,000.00	\$ 1,000.00
TOOLS & EQUIPMENT				\$0		
WALLS, CEILINGS & FLOORS				\$0		
WINDOW CLEANING				\$0		
EXERCISE ROOM						\$ 1,500.00
TOTAL MAINTENANCE EXP.	\$183,700.36	\$158,418.78	\$127,791	\$170,387	\$178,814	\$188,500
ADMINISTRATIVE EXPENSE						
ADMINISTRATIVE EXPENSE	\$1,762.95	\$1,440.02	\$1,866	\$2,488	\$ 1,200.00	\$ 1,200.00
AUDIT EXPENSE	\$2,500.00	\$2,500.00	\$2,500	\$3,333	\$ 2,500.00	\$ 2,600.00
BAD DEBTS	\$1,453.38	\$3,782.21		\$0	\$ 3,000.00	\$ 1,500.00
BANK SERVICE CHARGES				\$0		
CONSULTING-ENERGY MGMT				\$0		
CONSULTING-ENG. FEES				\$0		

	2011	2012	2013	2013	2013 BUDGET	2014 BUDGET
CONSULTING - OTHER				\$0		
INCOME TAX			\$1,349	\$1,799	\$ 500.00	\$ 1,500.00
INSURANCE EXPENSE-BLDG.	\$38,046.00	\$34,044.33	24,341.28	\$32,455	\$ 35,000.00	\$ 35,000.00
INSURANCE EXP.-HEALTH				\$0		
INS. EXP. -WORK/COMP.	\$585.00	\$1,268.00	\$241	\$321	\$ 1,600.00	\$ 600.00
LEGAL EXPENSE	\$3,070.95	\$1,055.11	\$3,049	\$4,065	\$ 3,000.00	\$ 8,000.00
LEGAL CONTRACT				\$0		
LICENSES, TAXES & INSPEC.	\$980.00	\$3,654.48	\$470	\$627	\$ 1,500.00	\$ 1,000.00
MANAGEMENT EXPENSE	\$22,800.00	\$23,675.00	17,775.00	\$23,700	\$ 23,700.00	\$ 23,700.00
INSURANCE SETTLEMENT	\$101,874.67			\$0		
PROP. TAX - MGR UNIT	\$390.22	\$450.94	\$521	\$695	\$ 550.00	\$ 550.00
OFF SUPP/COPIES/POSTG.	\$3,004.69	\$2,234.26	\$1,363	\$1,817	\$ 3,000.00	\$ 3,000.00
OTHER MISC. MGMT EXP.				\$0		
PAYROLL SERVICE	\$1,051.46	\$1,111.04	\$771	\$1,029	\$ 2,000.00	\$ 1,500.00
PAYROLL TAXES	\$2,855.06	\$3,996.24	\$3,091	\$4,122	\$ 4,200.00	\$ 6,000.00
RESIDENTAL MGR. PAYROLL	\$24,352.88	\$30,387.78	\$22,949	\$30,598	\$ 37,000.00	\$ 37,300.00
RESIDENTAL MGR.CONTRACT				\$0		
TAXES, INSURANCE, OTHER	\$100.00			\$0		
TELEPHONE PAGER				\$0		
TOTAL ADMINIST. EXPENSE	\$204,827.26	\$109,599.41	\$80,286	\$107,048	\$ 118,750.00	\$ 123,450.00
RESERVE CONTRIBUTIONS	\$36,670.00	\$51,330.00	\$33,750	\$45,000	\$ 45,000.00	\$ 45,000.00
RESERVE INTEREST INC.						
TOTAL RESERVE CONTRIBUT.	\$36,670.00	\$51,330.00	\$33,750			\$ 45,000.00
SPECIAL ASSESMENT EXP						
SPECIAL ASSESMENT EXP						
S/A PAYMENTS TO LOAN						
S/A INTEREST EXP						
TOTAL S/A EXP						
TOTAL EXPENSES	\$537,366.23	\$425,090.90	\$322,238	\$429,650	\$ 465,169.00	\$ 476,703.00
NET INCOME (LOSS)	\$5,719.62	-\$34,684.67	\$22,168	\$29,557	(\$1,501)	\$0