

2015 BUDGET VERSAILLES CONDOMINIUMS ASSOCIATION						
	2013 BUDGET	2013 ACTUALS	2014 BUDGET	2014 - 30% AUG-DEC BUDGET	YTD ACTUAL JAN-AUG	2015 BUDGET
INCOME						
Assessments	\$205,800.00	\$209,688.00	\$209,800.00	\$235,960.00	\$145,037.00	\$272,628.00
Covenant Violations				\$100.00	\$75.00	\$200.00
Late Fee Income		\$5,481.22		\$200.00	\$1,295.34	\$400.00
Legal Fee Income					\$275.00	\$1,000.00
Laundry Income	\$5,537.00	\$5,262.45	\$5,300.00	\$5,500.00	\$2,989.95	\$5,000.00
Miscellaneous Income	\$4,000.00		\$4,500.00	\$2,000.00	\$832.15	\$1,000.00
Move In/Out				\$1,000.00	\$700.00	\$1,000.00
Leasing Fees				\$400.00		\$400.00
Special Assessment		\$17,532.92	\$60,900.00	\$26,470.00	\$20,215.19	\$23,518.08
TOTAL INCOME	\$215,337.00	\$237,964.59	\$280,500.00	\$271,630.00	\$171,419.63	\$305,146.08
EXPENSES						
UTILITIES						
Electricity	\$58,000.00	\$22,819.60	\$46,150.00	\$18,000.00	\$13,489.62	\$19,000.00
Cable		\$948.82		\$322.00	\$286.12	\$0.00
Gas		\$25,053.97		\$30,000.00	\$26,632.71	\$30,000.00
Waste Water		\$1,007.31		\$1,000.00	\$376.44	\$1,200.00
Water / Sewer	\$12,000.00	\$11,887.11	\$13,500.00	\$12,500.00	\$8,653.11	\$13,000.00
TOTAL UTILITIES	\$70,000.00	\$61,716.81	\$59,650.00	\$61,822.00	\$49,438.00	\$63,200.00
GROUNDS						
Trash Removal	\$4,500.00	\$5,288.30	\$4,800.00	\$5,000.00	\$4,203.97	\$6,300.00
Landscape	\$4,000.00	\$8,445.00	\$4,000.00	\$1,500.00	\$1,422.50	\$2,000.00
Snow Removal	\$1,500.00	\$2,083.43	\$2,000.00	\$2,500.00	\$1,799.20	\$2,500.00
TOTAL GROUNDS	\$10,000.00	\$15,816.73	\$10,800.00	\$9,000.00	\$7,425.67	\$10,800.00
MAINTENANCE						
Buiding Maintenance	\$44,000.00	\$10,220.65	\$40,050.00	\$12,000.00	\$6,190.85	\$8,000.00
Elevator Contract	\$7,962.00	\$9,168.14	\$8,000.00	\$8,200.00	\$6,367.38	\$8,200.00
Exercise Room/Equipment		\$951.03		\$1,000.00	\$719.34	\$1,000.00
Pest Control		\$420.00		\$300.00	\$168.00	\$300.00
Fire Alarm Monitoring		\$1,770.33		\$1,200.00	\$3,386.70	\$1,200.00
HVAC Contract		\$15,182.00		\$12,000.00	\$1,164.50	\$2,832.00
HVAC Repairs					\$947.60	\$12,432.00
Janitorial Services	\$20,000.00	\$16,224.00	\$19,000.00	\$14,000.00	\$10,217.00	\$12,180.00
Lighting/Electrical		\$7,475.89		\$1,200.00	\$453.80	\$1,200.00
Plumbing		\$5,238.06		\$10,000.00	\$7,683.20	\$10,000.00
Surveillance System	\$1,500.00		\$1,000.00	\$669.00	\$669.23	\$3,000.00
Entry System		\$185.00				
Roof Repairs		\$1,884.50		\$1,500.00		\$1,500.00
Door/Windows - Pedestrian		\$2,317.08		\$1,000.00	\$1,608.50	\$1,500.00
Door - Garage		\$2,633.07		\$1,500.00	\$380.57	\$1,500.00
Power Washing						\$1,500.00
Painting		\$6,339.52		\$1,500.00	\$501.81	\$10,000.00
Pool Contract					\$2,290.00	\$2,400.00
Pool Expenses	\$5,500.00	\$4,385.45	\$4,700.00	\$3,000.00	\$1,585.90	\$2,000.00
TOTAL MAINTENANCE	\$78,962.00	\$84,394.72	\$72,750.00	\$69,069.00	\$44,334.38	\$80,744.00
ADMINISTRATIVE						
Administrative Expenses		\$3,978.00		\$2,000.00	\$2,105.50	\$2,000.00
License/Inspection	\$600.00	\$535.00	\$750.00	\$600.00	\$200.00	\$500.00
Accounting/Audit/Tax	\$6,300.00		\$6,000.00	\$3,000.00	\$3,000.00	\$500.00
Business Manager		\$1,518.45	\$2,700.00	\$180.00	\$180.00	\$0.00

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Insurance	\$20,000.00	\$17,967.00	\$18,000.00	\$19,000.00	\$12,609.81	\$19,000.00
Legal Fees - Collections				\$1,000.00	\$672.00	\$1,000.00
Legal Fees - General	\$2,100.00	\$11,505.21	\$2,200.00	\$1,000.00	\$3,007.13	\$1,000.00
Management Fees	\$18,000.00	\$15,253.84	\$12,900.00	\$20,000.00	\$12,800.00	\$21,600.00
Interest/Principal Loan Payable		\$60,901.44		\$60,901.00	\$4,723.65	\$60,901.44
Telephone	\$4,000.00	\$3,820.67	\$3,900.00	\$3,100.00	\$2,646.96	\$3,100.00
Supplies	\$2,636.00	\$1,630.82	\$1,900.00	\$800.00	\$268.05	\$800.00
TOTAL ADMINISTRATIVE	\$53,636.00	\$117,110.43	\$48,350.00	\$111,581.00	\$42,213.10	\$110,401.44
RESERVE CONTRIBUTION						
Transfers to Reserves			\$28,050.00	\$20,158.00		\$40,000.00
TOTAL RESERVES	\$0.00	\$0.00	\$28,050.00	\$20,158.00	\$0.00	\$40,000.00
TOTAL EXPENSES	\$212,598.00	\$279,038.69	\$219,600.00	\$271,630.00	\$143,411.15	\$305,145.44
NET INCOME	<u>\$2,739.00</u>	<u>-\$41,074.10</u>	<u>\$60,900.00</u>	<u>\$0.00</u>	<u>\$28,008.48</u>	<u>\$0.64</u>