

**2016 BUDGET
VERSAILLES CONDOMINIUMS ASSOCIATION**

	2013 ACTUALS	2014 ACTUALS	2015 BUDGET	YTD ACTUAL JAN-SEPT	2016 BUDGET
INCOME					
Assessments	\$209,688.00	\$235,913.00	\$272,628.00	\$204,471.00	\$272,628.00
Covenant Violations		\$225.00	\$200.00	\$675.00	\$500.00
Late Fee Income	\$5,481.22	\$2,351.24	\$400.00	\$1,831.80	\$800.00
Legal Fee Income		\$2,783.00	\$1,000.00	\$2,351.90	\$2,000.00
Laundry Income	\$5,262.45	\$4,456.04	\$5,000.00	\$3,081.83	\$4,000.00
Miscellaneous Income		\$832.15	\$1,000.00	\$547.00	\$1,000.00
Move In/Out		\$2,305.00	\$1,000.00	\$7,950.00	\$4,000.00
Leasing Fees			\$400.00	\$8,280.00	\$8,000.00
Pet Fees		\$150.00		\$325.00	\$300.00
Special Assessment	\$17,532.92		\$23,518.08	\$18,379.56	\$2,889.68
TOTAL INCOME	\$237,964.59	\$249,015.43	\$305,146.08	\$247,893.09	\$296,117.68
EXPENSES					
UTILITIES					
Electricity	\$22,819.60	\$22,908.00	\$19,000.00	\$17,721.10	\$24,000.00
Cable	\$948.82	\$286.12	\$0.00	\$0.00	\$1,100.00
Gas	\$25,053.97	\$35,633.30	\$30,000.00	\$14,069.08	\$30,000.00
Waste Water	\$1,007.31	\$752.88	\$1,200.00	\$763.33	\$1,200.00
Water / Sewer	\$11,887.11	\$12,901.74	\$13,000.00	\$7,359.01	\$14,000.00
TOTAL UTILITIES	\$61,716.81	\$72,482.04	\$63,200.00	\$39,912.52	\$70,300.00
GROUND					
Trash Removal	\$5,288.30	\$6,574.40	\$6,300.00	\$5,946.27	\$8,000.00
Landscape Contract	\$8,445.00	\$2,768.50	\$2,000.00	\$1,803.00	\$2,800.00
Landscape Improvements				\$125.00	\$1,500.00
Sprinkler Repairs				\$130.00	\$300.00
Snow Removal	\$2,083.43	\$3,129.20	\$2,500.00	\$2,270.00	\$3,000.00
TOTAL GROUND	\$15,816.73	\$12,472.10	\$10,800.00	\$10,274.27	\$15,600.00
MAINTENANCE					
Buiding Maintenance	\$10,220.65	\$9,041.38	\$8,000.00	\$4,292.03	\$10,000.00
Elevator Contract	\$9,168.14	\$7,629.90	\$8,200.00	\$5,074.38	\$7,800.00
Elevator Repairs				\$609.31	\$1,000.00
Exercise Room/Equipment	\$951.03	\$869.34	\$1,000.00	\$150.00	\$1,000.00
Pest Control	\$420.00	\$168.00	\$300.00	\$0.00	\$300.00
Fire Alarm Monitoring	\$1,770.33	\$3,506.70	\$1,200.00	\$1,995.00	\$2,000.00
HVAC Contract	\$15,182.00	\$2,580.50	\$2,832.00	\$1,416.00	\$2,360.00
HVAC Repairs		\$1,264.60	\$12,432.00	\$10,935.50	\$21,000.00
Water Treatment					\$3,000.00
Janitorial Services	\$16,224.00	\$14,243.51	\$12,180.00	\$8,020.00	\$11,880.00
Lighting/Electrical	\$7,475.89	\$2,858.93	\$1,200.00	\$1,132.00	\$1,500.00
Plumbing	\$5,238.06	\$10,240.60	\$10,000.00	\$10,520.40	\$12,000.00
Surveillance System		\$669.23	\$3,000.00	\$1,262.05	\$2,000.00
Entry System	\$185.00			\$0.00	\$500.00
Roof Repairs	\$1,884.50		\$1,500.00		\$1,500.00
Door/Windows - Pedestrian	\$2,317.08	\$2,473.03	\$1,500.00	\$1,831.62	\$2,000.00
Door - Garage	\$2,633.07	\$774.05	\$1,500.00	\$1,340.32	\$1,500.00
Power Washing			\$1,500.00	\$672.00	\$1,000.00
Painting	\$6,339.52	\$4,473.64	\$10,000.00	\$8,957.63	\$10,000.00
Pool Contract		\$2,290.00	\$2,400.00	\$2,865.00	\$3,500.00
Pool Expenses	\$4,385.45	\$1,586.56	\$2,000.00	\$1,270.94	\$1,500.00
TOTAL MAINTENANCE	\$84,394.72	\$64,669.97	\$80,744.00	\$62,344.18	\$97,340.00
ADMINISTRATIVE					
Administrative Expenses	\$3,978.00	\$3,160.46	\$2,000.00	\$1,755.37	\$2,000.00
License/Inspection	\$535.00	\$1,140.00	\$500.00	\$915.00	\$1,000.00
Accounting/Audit/Tax		\$3,250.00	\$500.00	\$250.00	\$250.00
Business Manager	\$1,518.45	\$180.00	\$0.00	\$0.00	\$0.00
Insurance	\$17,967.00	\$18,737.64	\$19,000.00	\$12,379.88	\$20,500.00
Legal Fees - Collections		\$3,385.50	\$1,000.00	\$2,700.55	\$2,000.00
Legal Fees - General	\$11,505.21	\$5,428.52	\$1,000.00	\$4,366.81	\$4,500.00
Management Fees	\$15,253.84	\$20,000.00	\$21,600.00	\$16,200.00	\$21,600.00
Loan		\$54,477.87		\$34,998.28	\$7,500.00
Interest/Principal Loan Payable	\$60,901.44	\$6,423.57	\$60,901.44	\$2,065.48	\$500.00
Telephone	\$3,820.67	\$3,716.64	\$3,100.00	\$2,251.84	\$3,200.00
Supplies	\$1,630.82	\$381.70	\$800.00	\$289.92	\$500.00
TOTAL ADMINISTRATIVE	\$117,110.43	\$120,281.90	\$110,401.44	\$78,173.13	\$63,550.00
RESERVE CONTRIBUTION					
Transfers to Reserves		\$16.77	\$40,000.00	\$32,921.00	\$49,327.68
TOTAL RESERVES	\$0.00	\$16.77	\$40,000.00	\$32,921.00	\$49,327.68
TOTAL EXPENSES	\$279,038.69	\$269,922.78	\$305,145.44	\$223,625.10	\$296,117.68
NET INCOME	<u>-\$41,074.10</u>	<u>-\$20,907.35</u>	<u>\$0.64</u>	<u>\$24,267.99</u>	<u>\$0.00</u>

