

ACCOUNT NAME	ACCT NO	BUDGET YR 2014	ACTUAL YR 2014	BUDGET YR 2015	ACTUAL 6 MONTHS	ESTIMATE 12 MONTH	ADOPTED BUDGET 2016	PER UNIT/AWK
REVENUES								
ANNUAL ASSESSMENTS-OPERATING		533750	380816	523075	347330	384729	530800	346.93
LATE FEES		5500	3253	6000	1575	4975	4000	2.61
RENTAL INCOME		15000	35798	25000	27571	45206	35000	22.88
CLEANING FEE INCOME		375	210	375	255	330	300	0.2
MISC INCOME		4000	3853	4200	2257	3930	3900	2.55
INTEREST INCOME OPERATING		700	627	700	401	800	800	0.52
ANNUAL ASSESSMENTS-RESERVES		29000	29000	29000	29000	29000	29000	18.95
INTEREST INCOME RESERVES		725	529	700	212	500	550	0.35
TOTAL REVENUES		589050	454086	589050	408601	469470	604350	395
SPECIAL ASSESSMENT		0	450	0	0	0	0	0
ADMINISTRATION								
OFFICE EXPENSE	600	1800	1507.63	1800	916.84	1500	1800	1.18
OFFICE EQUIP/REPAIR	605	1000	321	1000	768.14	1000	1000	0.65
AUTO REIMBURSEMENT	608	1200	1136.32	1200	0	1200	1200	0.78
PRINTING GEN	610	1200	513.07	1200	544.37	1200	1200	0.78
POSTAGE	615	1800	1290.51	1800	475.97	1500	1800	1.18
FEES/LICENSES	625	850	506.25	850	506.25	850	850	0.56
BANK CHARGES	630	8000	7505.26	8000	4253.67	8000	8500	5.56
		15850	12780.04	15850	7465.24	15250	16350	10.69
PAYROLL								
OFFICE	635	76500	66318.22	76500	33492.18	76500	76500	50
MAINTENANCE	640	20600	11214.27	20600	4801.5	11930	15000	9.8
HOUSEKEEPING	645	26750	27184.51	26750	12489.82	24980	26750	17.48
		123850	104717	123850	50783.5	113410	118250	77.29
PAYROLL TAXES								
FICA/FED	655	9500	7985.91	9500	3869.6	9500	9500	6.21
STATE UNEMPLOY	660	800	284.07	800	68.83	500	500	0.33
FED UNEMPLOY	665	800	252.89	800	219.53	500	500	0.33
		11100	8522.87	11100	4157.96	10500	10500	6.86
TAXES								
REAL ESTATE	670	22500	18936.34	22500	0	22500	22500	14.71
TANGIBLE	675	1500	638.16	1500	0	1500	1500	0.98
INTANGIBLE	676	0	0	0	0	0	0	0
		24000	19574.5	24000	0	24000	24000	15.69
INSURANCE								
GEN LIABILITY	680	5000	4084.28	5000	4243.81	4344	5000	3.27
FLOOD	680	8000	7545	8000	9519	9519	12000	7.84
PROPERTY/WIND	680	10000	36145.63	40000	34132.46	34132	36000	23.53
WIND	680	30000	0	0	0	0	0	0
DIR/OFFICERS	680	2500	2182.99	2500	2136	2136	2500	1.63
FIDELITY BOND	680	400	138.78	400	0	400	400	0.26
WORKERS COMP	685	5900	4973	5900	794	4868	5200	3.4
GROUP	690	6500	8316.8	6500	3593.6	7187	7100	4.64
EMPLOY RETIRE	691	1400	1400	1446	0	0	0	0
		69700	64786.48	69746	54418.87	62586	68200	44.58

ACCOUNT NAME	ACCT NO	BUDGET YR 2014	ACTUAL YR 2014	BUDGET YR 2015	ACTUAL 6 MONTH	ESTMATE 12 MONTH	ADOPTED BUDGET 2016	PER UNIT/WK
UTILITIES								
W/S/T	695	18000	17939.85	18000	9596.19	18920	19000	12.42
WIFI	700	0	0	0	0	0	4350	2.84
ELECTRIC	705	24000	22359.24	24000	10507.68	22777	24000	15.69
CABLE TV	707	6785	4279.77	6785	3001.8	6001	6100	3.99
TELEPHONE/INTERNET	710	6600	9116.81	6600	3296.6	6593	5000	3.27
NAT GAS	726	22000	9567.7	17000	6610.79	13500	17000	11.11
		77385	63263.37	72385	33013.06	67791	75450	49.31
MAINTENANCE								
FIRE PROTECTION	715	3000	2436.37	13000	2763.13	3170	13000	8.5
ELEVATOR	720	20000	10150.28	15000	5211.84	10549	15000	9.8
POOL	725	8000	6529.38	8000	3248.81	5000	8000	5.23
GROUNDS	730	300	0	300	27.81	300	300	0.2
BLDG SUPP/REPAIR	735	24000	9048.85	14000	4600.16	10000	14000	9.15
AC SUPP/REPAIR	740	7000	418.14	7000	3231.4	5000	7000	4.58
PLUMBING	745	22000	10531.03	22000	9878.63	15000	18000	11.76
MISC	749	250	0	0	0	140	0	0
ELECTRICAL SUPP	750	1000	681.08	1000	2588.69	2589	1000	0.65
		85550	39795.13	80300	31550.47	51748	76300	49.87
HOUSEKEEPING								
UNIT CLEANING	755	12000	9508	12000	6210	12000	12000	7.84
HSKP SUPP	760	8000	6565.56	8000	3943.87	6500	7000	4.58
PEST CONTROL	765	1500	2534	1500	642	1284	1500	0.98
LINEN SUPP	770	7000	2843.72	7000	3543.73	5000	5000	3.27
REPLACEMENTS	775	15500	4815.16	15500	1252.94	10000	15300	10
CONTRACT LABOR	780	4000	5296.14	4000	845.5	4000	4500	2.94
		48000	31562.58	48000	16438.04	38784	45300	29.61
ASSOCIATION								
ANNUAL MEETING	782	400	158.42	400	0	400	400	0.26
PRINTING NEWSLETTER	785	200	0	200	0	0	0	0
BOARD OF DIR	790	200	215.86	200	91.49	200	250	0.16
WKLY COFFEE	792	200	11.97	200	0	0	0	0
		1000	386.25	1000	91.49	600	650	0.42
FEES								
DIVISION	805	3060	3060	3060	0	3060	3060	2
MAINT/PBC UNITS	810	77000	80465	82000	92015	92015	98355	64.28
		80060	83525	85060	92015	95075	101415	66.28
LEGAL/ACCT								
LEGAL/ACCT	815	15000	5000.5	5000	2017	5000	6000	3.92
AUDIT	820	7050	7100	7200	7250	7250	7400	4.84
		22050	12100.5	12200	9267	12250	13400	8.76
TELEPHONE EQUIP/MAINT	825	1000	0	1000	0	136	250	0.16
INTEREST	830	0	0	0	0	0	0	0
ADVERTISING								
PERSONNEL	840	500	125	500	114	114	250	0.16
BAD DEBT EXPENSE			0	15000	15000	15000	25000	16.34
TOTAL EXPENSES		560045	441139	559991	314315	507244	575315	376.02

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NON CAPITAL RESERVES										
PAINTING	410	0	0	0	0	0	0	0	40562	26.51
WIND INSURANCE	401	1000	1000	0	0	0	0	0	16721	10.93
CAPITAL RESERVES										
ROOF	405	3000	3000	3000	3000	3000	3000	1.96	7922	5.18
ELEVATOR	415	7000	7000	5000	5000	5000	5000	3.27	69667	45.53
AIR CONDITIONERS	420	0	0	0	0	0	0	0	2688	1.76
FURNITURE, ETC	422	7000	7000	3000	3000	3000	3000	1.96	23698	15.49
PLUMBING	425	7000	7000	5000	5000	5000	5000	3.27	0	0
POOL	430	3000	3000	3000	3000	3000	3000	1.96	0	0
ELECTRICAL	435	1000	1000	1000	1000	1000	1000	0.65	0	0
PAVING	440	0	0	0	0	0	0	0	18463	12.07
RAILINGS	435	0	0	0	0	0	0	0	87743	57.36
FIRE SYSTEM	450	0	0	3000	3000	3000	3000	5.88	32741	21.4
BUILDING REPAIRS	447	0	0	0	0	0	0	0	364849	238.46
TOTAL RESERVES		29000	29000	29000	29000	29000	29000	18.95	665054	434.68
TOTAL EXPENSES		560045	441139	560991	314315	507244	575315	376.02	575315	376.02
GRAND TOTAL		589045	470139	588991	343315	536244	604315	394.98	1240369	810.7
DIVIDED BY NO OF UNIT WEEKS (1530)		385		384.96			394.98		810.7	
MAINTENANCE FEE ACTUAL		385		385			395		811	

BUDGET OF \$395 AS LONG AS STATUTORY RESERVE REQUIREMENTS WAIVED

BUDGET OF \$ 811 IF STATUTORY REQUIREMENTS NOT WAIVED