

	2013 EOY Projected Actual Expenses	2013 Approved Budget	2014 Approved Budget	2014 Inc/ Dcr	
40000	Fee Income	509,760.00	466,560.00	466,560.00	\$216.00 * 180 units
41010	Late Fee Income	1,996.00	0.00	0.00	
41030	Violations	600.00	0.00	0.00	
42000	Buildings 2 & 3 Special Fee	86,400.00	86,400.00	86,400.00	\$60.00 add'l bldgs. 2 & 3 (incl. heat/hot water, elevators, garage vent. system)
42500	Supplemental Fee Income	43,200.00	43,200.00	43,200.00	\$20 * 180 for 5 year roof loan (Aug 2011-2016)
44025	Rental Fees/Income	4,475.00	10,200.00	10,740.00	I income /month - unit #40
44050	Clubhouse Rental	275.00	0.00	0.00	
44090	NSF Fee Income	25.00	0.00	0.00	non sufficient funds
44100	Other Income	125.00	0.00	0.00	
	Total Revenues	646,856.00	606,360.00	606,900.00	I
Operating - Expenses					
60000	Bad Debt Expense	7,463.00	10,000.00	10,000.00	
61010	Accounting - CPA	3,145.00	2,000.00	2,000.00	CPA yearly review & taxes
61020	Legal	5,100.00	5,000.00	5,000.00	
61100	Management Fees	39,000.00	40,326.00	34,020.00	D 2014: Harvard Mgmt
61200	Insurance	66,300.00	65,000.00	71,500.00	I Based on projected 10% increase
61210	Insurance Claim Expe	3,600.00	5,000.00	4,000.00	D PM fee for processing claims
61400	Administrative	2,566.00	2,000.00	3,000.00	I copies, postage
62100	Landscaping Fees	29,000.00	28,000.00	28,000.00	
62115	Tree Work	2,400.00	1,500.00	1,500.00	
62116	Irrigation	0.00	3,000.00	5,100.00	I \$5035 A&M Irrigation repair quote
62118	Landscaping - other	200.00	1,500.00	1,500.00	Over & above contract - Tasker quoted projects
62200	Snow Removal contrac	30,800.00	30,800.00	30,000.00	D
62210	Snow Removal - extra	17,159.00	1,500.00	1,500.00	Over & above contract
62215	Ice Dam Removal	0.00	10,000.00	1,000.00	D
63000	Cleaning - Housekeeping	21,700.00	20,000.00	16,380.00	D
63030	On Site Maintenance	42,600.00	38,000.00	33,150.00	D salary plus payroll processing fees
63210	Carpet Cleaning	5,625.00	5,400.00	7,300.00	I
63300	Trash Removal	4,400.00	4,600.00	4,600.00	
64000	Elevator Contract	6,600.00	8,000.00	6,600.00	D
64130	Fire System/ Alarm	3,200.00	4,000.00	3,500.00	D
64500	Gutter Cleaning	0.00	5,000.00	3,000.00	D
65420	Pest Control	2,160.00	2,160.00	2,160.00	
65450	Maintenance	43,800.00	21,000.00	25,000.00	I
65607	Maintenance Bldgs. 2 & 3	3,600.00	8,500.00	7,000.00	D plumbing & heating; garage ventilation system; elevator maint.
65690	Association Owned Unit	5,500.00	6,400.00	5,500.00	D dues + taxes + insurance
66110	Heating Expense (Gas)	11,000.00	10,000.00	10,000.00	club house heat
66115	Heat Expense -Add'l	55,000.00	52,000.00	55,000.00	I building 2 + 3

66220	Water/Sewer	58,800.00	60,000.00	60,000.00	
66440	Electricity	51,300.00	50,000.00	50,000.00	
66550	Telephone	2,500.00	2,340.00	2,700.00	I bldg 2+3 - and CH phone
67210	Clubhouse	7,000.00	8,000.00	7,000.00	D maintenance & fitness equipment
67220	Pool Maintenance	2,700.00	6,000.00	6,000.00	
68010	Tax Payments/Refunds/Misc.	550.00	450.00	450.00	
	Total Operating Expe	534,768.00	517,476.00	503,460.00	D
69100	Reserve Contribution (Capital	63,500.00 *	59,208.00	59,640.00	I \$5465 /month = 11% since 5/13 reduced to \$4970 /month = 10% on 1/2014
69150	Additional Reserve Transfer	43,480.80	43,480.80	43,480.80	5 year roof loan (Aug 2011-2016)
		106,980.80	102,688.80	103,120.80	I <== total reserves
			620,164.80	606,580.80	D <== total expenses (operating + reserves)
			-13,804.80	319.20	<== total revenue minus total expenses
	Long Term Reserve Activity				
70100	Reserve Contribution (Capita	63,600.00	59,208.00	59,640.00	I
70110	Additional Reserve 1 - loan	43,480.80	43,480.80	43,480.80	
70200	Interest on Reserves	680.00	0.00	0.00	
	Reserve Income	107,760.80	102,688.80	103,120.80	I