

	Aug '19 Actuals	Sept '19 Actuals	Oct '19 Actuals	Nov '19 Actuals	Dec '19 Actuals	Jan '20 Actuals	Feb '20 Actuals	Mar '20 Actuals	Apr '20 Actuals	May '20 Budget	Jun '20 Budget	Jul '20 Budget	Forecast 2019-20	2019-20 Budget	Variance
4005 Association Dues	121,111	120,768	120,686	121,831	121,723	121,150	121,150	121,150	121,150	121,150	121,150	121,150	1,454,169	1,455,079	(910)
4006 Pet Charges	2,550	75	-	(62)	81	-	44	-	-	-	-	-	2,688	2,625	63
4205 Interest Income	78	135	491	(301)	443	418	46	238	114	185	185	185	2,217	6,300	(4,083)
4220 Guest Parking Charge	1,515	705	650	584	1,898	570	335	185	45	100	180	250	7,017	7,800	(783)
4225 Late Fees and Penalties	-	-	-	-	-	-	-	-	-	-	-	-	-	600	(600)
4234 Copies	(320)	-	-	83	-	320	-	-	-	-	-	-	83	0	83
4235 Parking Lot Rent	2,910	2,750	2,800	2,880	2,942	2,831	2,995	2,720	2,960	2,960	2,960	2,960	34,668	36,720	(2,052)
4245 Garage Rent	17,092	17,328	17,881	16,595	17,642	16,228	16,732	16,515	15,460	15,460	15,750	15,850	198,533	190,200	8,333
4270 Laundry Income	1,443	-	1,599	-	1,152	3,048	525	-	175	549	549	549	9,589	8,400	1,189
4290 Club Room Rental	55	55	165	105	-	110	-	-	-	-	-	-	490	400	90
4295 Miscellaneous Income	1,400	-	(1,455)	-	-	55	-	-	-	-	-	-	-	504	(504)
4300 Processing Fees	-	(111)	(172)	362	100	-	178	-	-	-	150	150	657	600	57
4314 Motorcycle Parking	384	416	384	352	128	288	288	288	352	320	320	320	3,840	3,960	(120)
4413 Bike Parking	420	444	390	390	420	402	378	390	498	415	415	415	4,977	4,080	897
4420 Security Deposit Income	-	-	-	-	-	-	-	-	-	-	-	-	-	600	(600)
4500 Staff Services to Owner-Labor	635	500	-	450	1,288	665	565	358	285	300	375	500	5,921	6,000	(79)
4505 Staff Services to Owner-Mat'l	680	124	-	479	802	285	(33)	177	23	100	125	200	2,962	2,700	262
4002 Vending	-	-	-	-	-	-	-	400	-	-	-	100	500	-	500
TOTAL REVENUE	149,953	143,189	143,419	143,748	148,619	146,370	143,203	142,421	141,062	141,539	142,159	142,629	1,728,311	1,726,568	1,743
5839 Insurance	8,302	8,302	17,651	8,431	8,427	8,435	4,081	8,430	8,441	8,944	8,944	8,944	107,332	113,480	(6,148)
5750 Telephone \$	462	449	446	465	1,140	309	527	527	525	538	538	538	6,464	6,000	464
5055 Water/Sewer	6,641	5,403	4,812	-	4,325	4,073	3,985	4,209	7,517	4,551	4,551	4,551	54,618	56,035	(1,417)
5036 Steam	-	1,998	2,693	6,104	16,655	20,358	4,058	34,297	4,815	6,500	4,200	1,800	103,478	112,818	(9,340)
5015 Electric	-	15,552	14,083	7,947	7,745	7,914	7,184	7,088	6,982	14,200	15,200	16,500	120,395	139,061	(18,666)
5605 401(k) Expense	542	568	813	544	950	562	552	548	762	650	650	650	7,791	10,627	(2,836)
5600 Employee Benefits	-	434	158	198	1,317	73	125	168	223	300	300	300	3,596	4,170	(574)
5595 Uniforms	(533)	212	49	99	148	99	487	706	528	200	200	200	2,395	2,100	295
5555 Health/Dental Insurance	4,977	3,294	3,671	3,978	9,732	8,478	(5,439)	3,978	5,521	5,444	5,444	5,444	54,522	68,020	(13,498)
5540 Unemployment Taxes	69	72	116	18	37	303	260	164	355	260	260	260	2,174	1,468	706
5537 Payroll taxes	2,724	2,623	3,785	2,468	2,610	3,264	3,176	3,140	4,796	3,704	3,704	3,704	39,698	41,853	(2,155)
5593 Parking Attendant Wages	5,972	9,912	13,622	8,756	7,263	7,013	7,173	5,146	11,136	7,818	7,818	7,818	99,447	103,410	(3,963)
5590 Maintenance Wages	8,967	11,737	16,126	10,740	8,205	22,098	11,230	10,526	12,740	11,500	11,500	11,500	146,869	146,434	435
5580 Office Staff Wages	1,341	77	-	-	1,185	18,197	10,677	10,809	15,838	12,500	12,500	19,500	102,624	111,413	(8,789)
5579 Door Station Wages	5,531	9,668	13,994	9,332	8,923	17,759	9,533	8,937	13,964	10,833	10,833	10,833	130,140	127,159	2,981
5575 Janitorial Wages	3,797	4,231	6,158	3,629	1,760	9,097	3,940	4,122	5,697	4,600	4,600	4,600	56,231	55,131	1,100
5581 Office Contractors	7,991	8,692	20,389	16,368	20,662	11,376	-	-	(459)	-	-	-	85,019	0	85,019
TOTAL OPERATING EXPENSES	56,783	83,224	118,566	79,077	101,084	139,408	61,549	102,795	99,381	92,542	91,242	97,142	1,122,793	1,099,179	23,614
5690 Bank Chrg	176	167	532	194	345	273	173	225	190	252	252	252	3,031	1,400	1,631
5400 Misc. Expense	-	-	69	(69)	-	-	-	-	-	-	-	-	-	-	-
5856 Sales and Use Taxes	(10)	1,246	1,185	1,182	1,393	2,338	1,128	1,101	1,026	1,176	1,176	1,176	14,117	13,540	577
5751 Computer / Internet Services	305	154	426	632	1,959	447	447	447	4,179	1,000	1,000	1,000	11,996	6,000	5,996
5741 Professional Dues/Consultants	588	-	527	940	1,310	1,284	604	63	161	609	609	609	7,304	960	6,344
5737 Other Membership Expenses	-	129	80	-	-	2	54	-	-	30	30	30	355	1,500	(1,145)
5736 Membership Functions	2,595	(104)	(1,380)	(206)	761	196	-	-	-	207	207	207	2,483	2,400	83
5735 Fees, Permits, & Inspections	1,221	-	821	(738)	-	-	269	-	-	175	175	175	2,098	2,000	98
5732 Postage & Mailing Supplies	-	22	33	41	21	66	-	66	-	28	28	28	333	400	(67)
5731 Contributions	-	200	55	(255)	124	-	-	-	-	-	-	-	124	-	124
5730 Office Supplies	529	196	657	-	(1,510)	497	107	88	158	150	150	150	1,172	3,600	(2,428)
5710 Legal	982	3,748	36	-	342	-	1,116	225	-	500	700	500	8,149	7,200	949
5705 Employee Related Expenses	700	-	(94)	(538)	-	521	78	121	118	100	100	100	1,206	1,620	(414)
5696 Paper, Printing, Etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5685 Accounting	(1,863)	9,389	4,921	4,364	2,302	1,428	1,722	9,512	1,425	1,700	1,700	1,700	38,300	41,000	(2,700)
5295 Copier Maintenance/Usage	-	363	333	131	277	203	132	209	285	210	210	210	2,563	2,400	163
TOTAL ADMINISTRATIVE EXP.	5,223	15,510	8,201	5,678	7,324	7,255	5,830	12,057	7,542	6,137	6,337	6,137	93,231	84,020	9,211
5285 Elevator Maint. & Decorating	1,927	5,079	1,927	1,927	1,927	5,994	(3,970)	1,979	7,968	2,750	2,750	2,750	33,008	25,780	7,228
5857 Misc Admin Exp/Other Claims	226	-	169	(74)	-	-	-	-	-	107	107	107	642	1,200	(558)
5566 Security Equipment	264	-	235	-	857	27	2,219	-	1,357	551	551	551	6,612	1,500	5,112
5495 Snow Removal	-	-	-	1,110	-	-	1,185	-	-	-	-	-	2,295	2,520	(225)
5490 Refuse Removal	815	-	855	877	724	-	722	716	704	716	716	716	7,561	9,000	(1,439)
5485 Pool Repair, Maint., Inspection	81	119	859	-	-	-	-	-	-	1,800	450	700	4,009	5,040	(1,031)
5475 Flowers/Holiday Decorations	-	120	240	324	513	120	90	-	90	120	90	90	1,797	2,160	(363)
5460 Landcape Service/Gas	2,780	3,491	2,841	-	3,103	-	58	-	3,446	3,446	3,446	3,446	26,057	24,900	1,157
5430 Window Cleaning	2,940	-	-	-	2,940	-	-	-	-	-	-	-	5,880	5,880	-

5380 Plumbing	334	196	364	34	449	(110)	127	2,406	125	1,200	600	600	6,325	12,000	(5,675)
5370 Paint Supplies	51	154	26	48	-	-	-	31	42	125	150	50	677	1,200	(523)
5355 Light Bulbs	12	13	464	339	260	601	(96)	94	866	290	290	290	3,423	2,700	723
5345 HVAC Repairs & Supplies	5,857	1,858	3,969	4,017	76	726	-	259	198	3,384	1,884	1,884	24,112	25,200	(1,088)
5327 Maint. & Repair Equipment	2,930	(504)	441	744	476	362	1,327	1,781	2,592	1,127	1,127	1,127	13,530	10,800	2,730
5325 Hardware for resale to owners	200	137	215	76	413	81	70	-	-	132	132	132	1,588	2,700	(1,112)
5324 Hardware & Supplies	49	1,256	3,539	(2,105)	474	348	755	(120)	442	515	515	515	6,183	9,000	(2,817)
5323 Garage Claims & Damages	1,911	(350)	155	643	-	1,484	1,000	-	-	-	1,000	1,000	6,843	10,800	(3,957)
5321 Garage Repair & Maintenance	1,979	19	(1,138)	-	1,840	245	259	-	772	441	442	441	5,300	3,300	2,000
5318 Furniture & Accessories	-	-	-	-	824	192	132	-	-	128	128	128	1,532	1,500	32
5311 Filter Replacement	-	-	-	-	-	-	-	1,981	-	220	220	220	2,641	4,200	(1,559)
5310 Fire Monitor, Repair, Inspection	-	-	1,109	706	944	-	924	-	576	473	473	473	5,678	9,520	(3,842)
5300 Exterminating	865	(180)	780	-	-	130	400	-	130	125	125	125	2,500	1,580	920
5280 Electrical Repair, Maint, Supplies	-	2,401	(1,269)	254	6	431	750	-	17	287	287	287	3,451	2,400	1,051
5265 Hskg Supplies, Carpet Cleaning	1,251	1,198	2,393	1,576	1,854	995	1,382	1,431	1,253	1,481	1,481	1,481	17,776	14,249	3,527
5220 Preventative Maint. Contract	-	-	3,152	-	596	3,152	-	-	-	3,152	-	3,152	13,204	12,900	304
5200 Asbestos	-	-	-	-	-	-	-	-	-	-	-	-	-	480	(480)
5375 Exterior Bldg, roof & grounds repr	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL MAINTENANCE EXPENSES	24,472	15,007	21,326	10,496	18,276	14,778	7,334	10,558	20,578	22,570	16,964	20,265	202,624	202,509	115
Operating Expenses	56,783	83,224	118,566	79,077	101,084	139,408	61,549	102,795	99,381	92,542	91,242	97,142	1,122,793	1,099,179	(23,614)
Administrative Expenses	5,223	15,510	8,201	5,678	7,324	7,255	5,830	12,057	7,542	6,137	6,337	6,137	93,231	84,020	(9,211)
Maintenance Expenses	24,472	15,007	21,326	10,496	18,276	14,778	7,334	10,558	20,578	22,570	16,964	20,265	202,624	202,509	(115)
Total Expenses	86,478	113,741	148,093	95,251	126,684	161,441	74,713	125,410	127,501	121,249	114,543	123,544	1,418,648	1,385,708	(32,940)
Total Revenue	149,953	143,189	143,419	143,748	148,619	146,370	143,203	142,421	141,062	141,539	142,159	142,629	1,728,311	1,726,568	1,743
Net Operating Income (Reserve Trans)	63,475	29,448	(4,674)	48,497	21,935	(15,071)	68,490	17,011	13,561	20,290	27,616	19,085	309,663	340,860	(31,197)
Other Expense (reserve)															
6300 Non-budgeted- repairs	-	19,932	-	(19,932)	-	-	2,770	629	354	-	-	-	3,753	0	(3,753)
6305 Non-budgeted-windows/doors	2,745	-	(2,745)	11,100	-	-	-	814	16,750	-	-	-	28,664	0	(28,664)
6322 Non-budgeted-prof. fees	-	4,125	2,745	-	-	-	-	-	-	-	-	-	6,870	-	(6,870)
Total Other Expense	2,745	24,057	-	(8,832)	-	-	2,770	1,443	17,104	-	-	-	39,287	-	(39,287)
NOI	60,730	5,391	(4,674)	57,329	21,935	(15,071)	65,720	15,568	(3,543)	20,290	27,616	19,085	270,376	340,860	(70,484)
N/O Income															
4414 Insurance Claim	-	10,316	(10,316)	-	-	-	-	-	-	-	-	-	-	0	-
4206 Reserve Interest Income	1,294	1,012	832	1,732	978	1,050	1,298	494	150	150	150	150	9,290	0	9,290
4207 Special Assmt. Interest	66	61	55	50	45	39	34	24	20	20	20	20	454	0	454
Total N/O Income	1,360	11,389	(9,429)	1,782	1,023	1,089	1,332	518	170	170	170	170	9,744	-	9,744
N/O Expense															
9800 Depreciation Expense	10,908	10,908	10,853	11,107	10,877	11,128	11,128	11,159	11,233	11,033	11,033	11,033	132,400	-	(132,400)
Total N/O Expense	10,908	10,908	10,853	11,107	10,877	11,128	11,128	11,159	11,233	11,033	11,033	11,033	132,400	-	(132,400)
NET INCOME	51,182	5,872	(24,956)	48,004	12,081	(25,110)	55,924	4,927	(14,606)	9,427	16,753	8,222	147,720	340,860	(193,140)
													132,400	add in Dep.	
													280,120		

(31,197) check all
309,663

280,120 check all