

	Aug '20 Budget	Sept '20 Budget	Oct '20 Budget	Nov '20 Budget	Dec '20 Budget	Jan '21 Budget	Feb '21 Budget	Mar '21 Budget	Apr '21 Budget	May '21 Budget	Jun '21 Budget	Jul '21 Budget	Total 2020-21	2019-20 Budget	Variance	
4005 Association Dues	132,125	132,125	132,125	132,125	132,125	132,125	132,125	132,125	132,125	132,125	132,125	132,125	1,585,497	1,455,079	130,418	9.03%
4006 Pet Charges	2,625												2,625			
4205 Interest Income	50	50	50	50	50	50	50	50	50	50	50	50	600	6,300	(5,700)	
4220 Guest Parking Charge	800	580	540	650	1,600	700	325	300	300	400	500	650	7,345	7,800	(455)	
4225 Late Fees and Penalties													-	600	(600)	
4234 Copies													-	0		
4235 Parking Lot Rent	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	35,280	36,720	(1,440)	
4245 Garage Rent	15,720	15,720	15,720	15,720	14,880	14,880	14,880	14,880	14,880	14,880	15,720	15,720	183,600	190,200	(6,600)	
4270 Laundry Income	1,300		1,300		1,300		1,300		1,300		1,300		7,800	8,400	(600)	
4290 Club Room Rental	60	60	60	60	60					60	60	60	480	400	80	
4295 Miscellaneous Income													-	504	(504)	
4300 Processing Fees	150	150	150							150	150	150	900	600	300	
4314 Motorcycle Parking	320	320	320	320	320	320	320	320	320	320	320	320	3,840	3,960	(120)	
4413 Bike Parking	390	390	390	390	390	390	390	390	390	390	390	390	4,680	4,080	600	
4420 Security Deposit Income													-	600	(600)	
4500 Staff Services to Owner-Labor	409	409	409	409	1,500	409	409	409	409	409	409	409	5,999	6,000	(1)	
4505 Staff Services to Owner-Mat'l	250	250	250	250	250	250	250	250	250	250	250	250	3,000	2,700	300	
4002 Vending			100			100			100			100	400		400	
TOTAL REVENUE	157,139	152,994	154,354	152,914	155,415	152,164	152,989	151,664	153,064	151,974	154,214	153,164	1,842,046	1,726,568	115,478	
5839 Insurance	9,646	9,646	9,646	9,646	9,646	9,646	9,646	9,646	9,646	9,646	9,646	9,646	115,750	113,480	2,270	
5750 Telephone \$	450	450	450	450	450	450	450	450	450	450	450	450	5,400	6,000	(600)	
5055 Water/Sewer	6,840	5,565	4,956	4,635	4,455	4,195	4,105	4,335	4,326	4,944	5,768	6,386	60,510	56,035	4,475	
5036 Steam	1,236	1,998	2,693	6,104	16,655	20,358	20,800	13,700	11,800	4,800	3,400	970	104,514	112,818	(8,304)	
5015 Electric	15,656	15,552	14,083	7,947	7,745	7,914	7,184	7,088	6,982	13,300	14,200	16,000	133,651	139,061	(5,410)	
5605 401(k) Expense	798	798	998	798	798	998	798	798	998	798	798	998	10,379	10,627	(248)	
5600 Employee Benefits	115	365	144	1,115	615	144	115	115	144	115	115	144	3,250	4,170	(920)	
5595 Uniforms	750	150	150	150	150	150	150	150	150	150	150	150	2,400	2,100	300	
5555 Health/Dental Insurance	6,121	6,121	7,651	6,121	6,121	7,651	6,121	6,121	7,651	6,121	6,121	7,651	79,569	68,020	11,549	
5540 Unemployment Taxes	285	285	356	285	285	356	285	285	356	285	285	356	3,700	1,468	2,232	
5537 Payroll taxes	3,351	3,351	4,188	3,351	3,351	4,188	3,351	3,351	4,188	3,351	3,351	4,188	43,558	41,853	1,705	
5593 Parking Attendant Wages	7,916	7,916	9,882	7,916	7,916	9,882	7,916	7,916	9,882	7,916	7,916	9,882	102,857	103,410	(553)	
5590 Maintenance Wages	11,259	11,259	14,046	11,259	11,259	14,046	11,259	11,259	14,046	11,259	11,259	14,046	146,255	146,434	(179)	
5580 Office Staff Wages	10,940	10,940	13,624	10,940	10,940	13,624	10,940	10,940	13,624	10,940	10,940	22,624	151,012	111,413	39,599	
5579 Door Station Wages	9,547	9,547	11,906	9,547	9,547	11,906	9,547	9,547	11,906	9,547	9,547	11,906	124,001	127,159	(3,158)	
5575 Janitorial Wages	4,299	4,299	5,371	4,299	4,299	5,371	4,299	4,299	5,371	4,299	4,299	5,371	55,876	55,131	745	
5581 Office Contractors													-	0		
TOTAL OPERATING EXPENSES	89,209	88,242	100,144	84,562	94,231	110,878	96,965	90,000	101,519	87,920	88,244	110,767	1,142,682	1,099,179	43,503	
5690 Bank Chrg	250	250	250	250	250	250	250	250	250	250	250	250	3,000	1,400	1,600	
5400 Misc. Expense													-			
5856 Sales and Use Taxes	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	14,117	13,540	577	
5751 Computer / Internet Services	546	546	546	546	546	546	546	546	546	546	546	546	6,552	6,000	552	
5741 Professional Dues/Consultants	280	280	280	280	280	280	280	280	280	280	280	280	3,360	960	2,400	
5737 Other Membership Expenses				350									350	1,500	(1,150)	
5736 Membership Functions	1,500				900								2,400	2,400		
5735 Fees, Permits,		609	910					268				800	2,587	2,000	587	
5732 Postage & Mailing Supplies	33	33	33	33	33	33	33	33	33	33	33	33	400	400		
5731 Contributions	33	33	33	33	33	33	33	33	33	33	33	33	400		400	
5730 Office Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,600	(600)	
5710 Legal	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200		
5705 Employee Related Expenses	135	135	135	135	135	135	135	135	135	135	135	135	1,620	1,620		
5696 Paper, Printing, Etc.													-			
5685 Accounting	1,500	3,000	2,000	1,500	8,500	1,700	1,750	1,500	1,700	1,500	1,500	1,900	28,050	41,000	(12,950)	
5295 Copier Maintenance/Usage	217	217	217	217	217	217	217	217	217	217	217	217	2,600	2,400	200	
TOTAL ADMINISTRATIVE EXP.	6,521	7,130	6,431	5,371	12,921	5,221	5,271	5,289	5,221	5,021	5,021	6,221	75,636	84,020	(8,384)	
5285 Elevator Maint. & Decorating			6,781			6,781		2,520	6,781			6,781	29,642	25,780	3,862	
5857 Misc Admin Exp/Other Claims														1,200	(1,200)	
5566 Security Equipment	250	250	250	250	250	250	250	250	250	250	250	250	3,000	1,500	1,500	
5495 Snow Removal				1,200			1,200						2,400	2,520	(120)	
5490 Refuse Removal	750	750	750	750	750	750	750	750	750	750	750	750	9,000	9,000		
5485 Pool Repair, Maint.,	100	120	900	1,200						1,800	150	150	4,420	5,040	(620)	
5475 Flowers/Holiday Decorations	120	120	150	120	420	150	120	120	150	120	120	150	1,860	2,160	(300)	
5460 Landcape Service	14,813	3,313	3,313	3,313	3,313					3,313	3,313	3,313	38,000	24,900	13,100	
5430 Window Cleaning				3,015						3,015			6,030	5,880	150	

5380 Plumbing/jetting	667	667	667	667	667	667	667	667	667	667	667	667	667	8,000	12,000	(4,000)
5370 Paint Supplies	58	58	58	58	58	58	58	58	58	58	58	58	58	700	1,200	(500)
5355 Light Bulbs	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	2,700	300
5345 HVAC Repairs & Supplies	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	2,017	24,200	25,200	(1,000)
5327 Maint. & Repair Equipment	2,200	2,200	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	14,400	10,800	3,600
5325 Hardware for resale to owners	150	150	150	150	150	150	150	150	150	150	150	150	150	1,800	2,700	(900)
5324 Hardware & Supplies	583	583	583	583	583	583	583	583	583	583	583	583	583	7,000	9,000	(2,000)
5323 Garage Claims & Damages	700	700	700	700	700	700	700	700	700	700	700	700	700	8,400	10,800	(2,400)
5321 Garage Repair & Maintenance	250	250	250	900	250	250	250	250	900	250	250	250	250	4,300	3,300	1,000
5318 Furniture & Accessories	125	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,500	-
5311 Filter Replacement	-	-	2,000	-	-	-	-	-	2,000	-	-	-	-	4,000	4,200	(200)
5310 Fire Monitor, Repair, all Inspection	-	-	1,109	706	944	-	-	924	-	576	500	500	500	5,759	9,520	(3,761)
5300 Exterminating	125	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,580	(80)
5280 Electrical Repair, Maint, Supplies	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	2,400	600
5265 Hskg Supplies, Carpet Cleaning	1,250	1,250	1,250	1,650	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,400	14,249	1,151
5220 Preventative Maint. Contract	-	-	3,687	-	-	3,687	-	-	-	3,687	2,950	-	3,687	17,698	12,900	4,798
5200 Asbestos	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480	(480)
5375 Exterior Bldg, roof & grounds repr	1,500	-	-	-	-	-	-	-	-	-	-	-	-	1,500	-	1,500
TOTAL MAINTENANCE EXPENSES	26,158	13,178	26,364	19,029	13,102	19,043	10,669	11,065	22,269	20,123	12,508	23,005	216,509	202,509	14,000	

14,000 check all
216,509 check all

Operating Expenses	89,209	88,242	100,144	84,562	94,231	110,878	96,965	90,000	101,519	87,920	88,244	110,767	1,142,682	1,099,179	(43,503)
Administrative Expenses	6,521	7,130	6,431	5,371	12,921	5,221	5,271	5,289	5,221	5,021	5,021	6,221	75,636	84,020	8,384
Maintenance Expenses	26,158	13,178	26,364	19,029	13,102	19,043	10,669	11,065	22,269	20,123	12,508	23,005	216,509	202,509	(14,000)
Total Expenses	121,887	108,549	132,938	108,962	120,253	135,142	112,905	106,353	129,008	113,064	105,773	139,993	1,434,827	1,385,708	(49,119)
Total Revenue	157,139	152,994	154,354	152,914	155,415	152,164	152,989	151,664	153,064	151,974	154,214	153,164	1,842,046	1,726,568	115,478
Net Operating Income (Reserve Trans)	35,252	44,445	21,415	43,952	35,161	17,022	40,084	45,310	24,055	38,910	48,441	13,171	407,219	340,860	66,359

66,359 check all
407,219

Other Expense																
6300 Non-budgeted- repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-
6305 Non-budgeted-windows/doors	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-
6322 Non-budgeted-prof. fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

NOI	35,252	44,445	21,415	43,952	35,161	17,022	40,084	45,310	24,055	38,910	48,441	13,171	407,219	340,860	66,359
------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------	----------------	---------------

N/O Income																
4414 Insurance Claim	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-
4206 Reserve Interest income	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0	1,200	-
4207 Special Assmt. Interest	20	20	20	20	20	20	20	20	20	20	20	20	240	0	240	-
Total N/O income	120	120	120	120	120	120	120	120	120	120	120	120	1,440	-	1,440	-

N/O Expense																
9800 Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total N/O Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

NET INCOME	35,372	44,565	21,535	44,072	35,281	17,142	40,204	45,430	24,175	39,030	48,561	13,291	408,659	340,860	67,799
-------------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	----------------	----------------	---------------

- add in Dep.

1/29/2026 12:55

408,659

408,659 check all