

INCOME		2014 Budget	9/14 Budget	9/14 Actual	projected year end	Potential changes	NOTES	2015 proposed
Assessments		\$232,201.00	\$174,150.00	\$173,382.11	\$232,201.00			\$271,848.00
Rent		\$40,908.00	\$30,681.00	\$30,035.00	\$40,928.00			\$40,900.00
Laundry		\$5,500.00	\$4,123.00	\$5,381.48	\$7,506.00			\$7,000.00
Util Reimbursment		\$2,100.00	\$1,575.00	\$1,725.00	\$2,250.00		\$175 Mia bella \$100 Satori	\$3,300.00
Late Fees		\$700.00	\$523.00	\$924.80	\$1,100.00			\$800.00
Other		\$4,000.00	\$2,998.00	\$4,740.99	\$5,100.00			\$4,000.00
TOTAL INCOME		\$285,409.00	\$214,050.00	\$216,189.38	\$289,145.00			\$327,848.00
OPERATING EXPENSE								
Utilities								
EWEB		\$62,350.00	\$46,758.00	\$50,576.04	\$67,435.00	add \$1020	inc water 1.2% & elec 1.5%	\$68,455.00
Garbage		\$5,640.00	\$4,230.00	\$4,227.30	\$5,636.00	inc 5%		\$5,920.00
Phone		\$3,710.00	\$2,781.00	\$2,535.83	\$3,804.00			\$3,850.00
Cable		\$6,000.00	\$4,500.00	\$5,433.73	\$5,434.00	remove item		\$0.00
TOTAL UTILITIES		\$77,700.00	\$58,269.00	\$62,772.90	\$82,309.00			\$78,225.00
Administrative								
Property Insurance		\$22,800.00	\$17,100.00	\$25,251.00	\$25,251.00	add \$18000	possible earthquake ins	\$43,251.00
Admin Management		\$20,772.00	\$15,579.00	\$15,579.00	\$20,772.00			\$20,772.00
Site Management		\$41,000.00	\$30,749.00	\$28,757.21	\$38,343.00		inc admin asst hrs/15	\$40,700.00
Licenses/Fees		\$600.00	\$450.00	\$59.95	\$100.00			\$300.00
Taxes		\$500.00	\$395.00	\$150.00	\$150.00			\$500.00
Accounting/Legal Fees		\$1,500.00	\$1,125.00	\$1,215.00	\$1,823.00			\$2,000.00
Consulting		\$600.00	\$450.00	\$255.00	\$382.00	add \$3000	reserve study cost	\$3,300.00
Office Supplies		\$1,200.00	\$900.00	\$1,878.88	\$1,900.00			\$1,800.00
TOTAL ADMINISTRATIVE		\$88,972.00	\$66,578.00	\$73,146.04	\$88,721.00			\$112,623.00
Maintenance								
Elevator		\$9,200.00	\$6,899.00	\$5,216.83	\$7,826.00		?	\$8,000.00
Maintenance Contract		\$14,000.00	\$10,499.00	\$17,360.03	\$23,147.00		?	\$25,000.00
General Maintenance		\$3,500.00	\$2,624.00	\$3,981.61	\$5,309.00			\$5,000.00
Landscape		\$1,000.00	\$748.00	\$0.00	\$1,000.00	inc \$1000	tree removal north side	\$2,000.00
Maintenance Supplies		\$3,000.00	\$2,250.00	\$4,089.63	\$5,453.00			\$5,000.00
Misc.		\$2,000.00	\$1,500.00	\$0.00	\$2,000.00			\$2,000.00
TOTAL MAINTENANCE		\$32,700.00	\$24,520.00	\$30,648.10	\$44,735.00			\$47,000.00
TOTAL OPERATING EXPENSE		\$199,372.00	\$149,367.00	\$166,567.14	\$215,765.00			\$237,848.00
NET OPERATING BALANCE		\$86,037.00	\$64,683.00	\$49,622.24	\$73,380.00			\$90,000.00
Contribution to Reserves		\$85,000.00	\$63,750.00	\$35,000.00	\$55,000.00		85 maint 5 cash reserves	\$90,000.00
OTHER EXPENSES		\$0.00	\$0.00	\$180,270.29	\$285,616.29			
Transfers from reserves		\$0.00	\$0.00	\$167,000.00	\$272,346.00			
Net other expenses		\$0.00	\$0.00	\$13,270.29	\$13,270.29			
ENDING BALANCE		\$1,037.00	\$936.00	\$1,351.95	\$5,109.71		\$5000 to cash reserve	\$0.00