

Willamette Towers 2017 Budget Approved 11-10-2016			
	2016 Budget	Approved 2017 Budget	NOTES
INCOME			
Assessments	294,350	294,350	no increase
Rent	42,000	42,805	rent increase 206
Laundry	5,500	5,700	
Util Reimbursement	3,000	2,700	MB 175 & Satori 50 perM
Late Fees/Other	5,000	5,000	
TOTAL INCOME	349,850	350,555	
OPERATING EXPENSE			
Utilities			
EWEB	42,600	44,000	water 3.5% inc per BMC elec no increase sewer/SW no increase
Natural Gas	8000	6,500	
Phone/internet	2,600	3,229	\$246 p/m Comcast + \$277 website
Garbage	6,000	6,200	2% increase per BMC
Total Utilities	59,200	59,929	
Administrative			
Insurance	57,000	56000	
<i>Property & Liability</i>	<i>45,000</i>		currently no info for
<i>Flood</i>	<i>12,000</i>		2017 premiums
Admin Management	22,000	22,400	BMC
Site Management	44,000	48,000	increases 7-16 & 7-17
Professional Services	4,000	4,000	Accounting/Legal/Consulting
Taxes & Licenses	1,200	800	
Office Supplies	2,400	1,500	
Total Admin	130,600	132,700	
Maintenance			
<i>Outside Contractors</i>			
Boiler Insp/Service	1200	1,000	
Carpet Cleaning	1200	1,200	
Electrical	3000	3,000	
Elevator Service	10,000	10,000	
Fire/life safety Insp	1000	1,000	
Garage Gates	3000	2,000	
Hydro jet Garage Drains	850	850	
Main Sewer Clean & Camera	1000	850	
Misc. Projects	8000	10,000	
Power Wash Garage Entry	500	0	inhouse
Power Wash Sidewalk	500	0	inhouse
Sprinkers Landscape	500	0	landscaping line item
Storm Drain Clean	1400	650	
Window Washing	5000	5,000	
<i>sub total</i>	<i>37,150</i>	<i>35,550</i>	
<i>Internal Operations</i>			
General Maintenance	7,000	5,000	
Janitorial & Cleaning Supplies	4,000	4,500	
Landscaping	2,000	2,500	
<i>sub total</i>	<i>13,000</i>	<i>12,000</i>	
Total Maintenance	50,150	47,550	
TOTAL OPERATING EXPENSE	239,950	240,179	
NET OPERATING BALANCE	109,900	110,376	
TRANSFER TO RESERVES	109,900	109,000	
	0	1,379	BALANCE