

	A	B	C	D	E	F
1		2018 Budget	2018 YTD 8-31	Annualized	2019 Budget	NOTES
2	<b>INCOME</b>					
3	Assessments	\$303,180.00	\$202,323.00	\$303,180.00	\$318,324.00	5% increase
4	Rent	\$39,666.00	\$27,739.00	\$42,327.00	\$43,730.00	didn't budget full rent 2018
5	Laundry	\$6,000.00	\$4,348.08	\$6,522.00	\$6,900.00	suggested BMC
6	Util Reimbursement	\$2,550.00	\$2,182.00	\$3,082.00	\$3,288.00	BMC
7	Fees/Fines/Other	\$3,900.00	\$3,378.74	\$4,500.00	\$4,000.00	
8	<b>TOTAL INCOME</b>	<b>\$355,296.00</b>	<b>\$239,970.82</b>	<b>\$359,611.00</b>	<b>\$376,242.00</b>	
9	<b>OPERATING EXPENSE</b>					
10	<b>Utilities</b>					
11	EWEB	\$49,000.00	\$29,094.17	\$43,641.00	\$44,500.00	suggested BMC
12	Natural Gas	\$8,500.00	\$5,045.79	\$7,569.00	\$7,700.00	suggested BMC
13	Phone/internet	\$3,100.00	\$2,113.55	\$3,170.00	\$3,300.00	BMC/Tom
14	Garbage	\$6,500.00	\$3,384.95	\$5,078.00	\$4,000.00	suggested BMC
15	<b>Total Utilities</b>	<b>\$67,100.00</b>	<b>\$39,638.46</b>	<b>\$59,458.00</b>	<b>\$59,500.00</b>	
16	<b>Administrative</b>					
17	Insurance	\$26,000.00	\$10,308.00	\$23,554.00	\$26,000.00	
18	<i>Property &amp; Liability</i>	<i>\$12,000.00</i>	<i>\$10,308.00</i>	<i>\$10,308.00</i>		
19	<i>Flood</i>	<i>\$14,000.00</i>		<i>\$13,246.00</i>		
20	Admin Management	\$21,395.00	\$14,263.44	\$21,395.00	\$22,032.00	BMC
21	Site Management	\$48,500.00	\$33,821.97	\$50,733.00	\$51,000.00	BMC
22	Professional Services	\$4,000.00	\$833.17	\$1,250.00	\$13,000.00	consult. Future major proj.
23	Taxes & Licenses	\$800.00	\$495.00	\$745.00	\$800.00	
24	Office Supplies	\$2,925.00	\$1,718.61	\$2,580.00	\$2,700.00	
25	<b>Total Admin</b>	<b>\$103,620.00</b>	<b>\$61,440.19</b>	<b>\$100,297.00</b>	<b>\$115,532.00</b>	
26	<b>Maintenance</b>					
27	<i>Outside Contractors</i>					
28	Boiler Insp/Service	\$1,000.00	\$360.00	\$600.00	\$750.00	these items suggested
29	Carpet Cleaning	\$1,600.00	\$1,249.00	\$1,649.00	\$1,700.00	BMC/Tom
30	Electrical	\$2,500.00	\$3,104.00	\$3,104.00	\$2,500.00	
31	Elevator Service	\$10,700.00	\$7,617.24	\$10,700.00	\$10,700.00	
32	Fire/life safety Insp	\$1,000.00	\$356.25	\$3,500.00	\$1,500.00	
33	Garage Gates	\$2,000.00	\$725.00	\$1,250.00	\$2,000.00	
34	Hydro jet Garage Drains 1	\$1,200.00	\$0.00	\$1,000.00	\$1,200.00	
35	Misc. Projects	\$10,000.00	\$10,727.93	\$13,600.00	\$13,000.00	
36	Window Washing	\$5,000.00	\$0.00	\$0.00	\$5,000.00	
37	<i>sub total</i>	<i>\$35,000.00</i>	<i>\$24,139.42</i>	<i>\$35,403.00</i>	<i>\$38,350.00</i>	
38	<i>Internal Operations</i>					
39	General Maintenance	\$3,500.00	\$1,440.00	\$3,500.00	\$3,500.00	
40	Janitorial & Cleaning Supplies	\$4,500.00	\$2,724.73	\$4,500.00	\$4,500.00	
41	Landscaping	\$3,000.00	\$427.00	\$1,500.00	\$3,000.00	\$1500 BMC landscape
42	<i>sub total</i>	<i>\$11,000.00</i>	<i>\$4,591.73</i>	<i>\$9,500.00</i>	<i>\$11,000.00</i>	
43	<b>Total Maintenance</b>	<b>\$46,000.00</b>	<b>\$28,731.15</b>	<b>\$44,903.00</b>	<b>\$49,350.00</b>	
44	<b>TOTAL OPERATING EXP</b>	<b>\$216,720.00</b>	<b>\$129,809.80</b>	<b>\$204,658.00</b>	<b>\$224,382.00</b>	
45	<b>NET OPERATING BAL</b>	<b>\$138,576.00</b>	<b>\$110,161.02</b>	<b>\$154,953.00</b>	<b>\$151,860.00</b>	
46	TRANSFER TO RESERVES	\$136,000.00	\$103,052.00	\$136,000.00	\$115,000.00	
47	<b>CLOSING BALANCE</b>	<b>\$2,576.00</b>		<b>\$18,953.00</b>	<b>\$36,860.00</b>	see note below**
48						
49				**recommend 2018 annualized closing bal to fund anticipated		
50				roof project--proposed 2019 closing balance can be used to		
51				add to that project as needed-- balance added to reserves		