

December 31, 2014

31-Dec-14

	Budget 2014	Budget YTD 2014	Actual YTD 2014	Budget 2015	
<u>INSURANCE</u>					
Property/Liability	75,270.00	75,270.00	75,326.00	83,310.00	10.68%
Worker's Comp.	1,500.00	1,500.00	2,092.00	1,850.00	
Total	76,770.00	76,770.00	77,418.00	85,160.00	10.93%
<u>MAINTENANCE</u>					
Custodial	15,000.00	15,000.00	14,260.00	15,000.00	
Landscape Contract	115,769.00	115,769.00	110,104.30	116,705.00	
Snow Removal Contr:	50,000.00	50,000.00	85,817.50	50,000.00	
Asphalt Repair	3,000.00	3,000.00	-	1,600.00	
Tree Maintenance	8,000.00	8,000.00	4,680.00	4,000.00	
Supplies	10,000.00	10,000.00	11,160.60	10,000.00	
Electrical Contractor	1,500.00	1,500.00	2,337.68	2,000.00	
Plumbing Contractor	500.00	500.00	3,008.70	500.00	
Contract Painting	35,920.00	35,920.00	36,805.00	34,500.00	
Smoke Alarm Test	300.00	300.00	423.88	400.00	
Auto Expense	3,440.00	3,440.00	3,440.00	3,440.00	
Carpet Cleaning	1,600.00	1,600.00	1,428.00	1,500.00	
Pest Control	3,500.00	3,500.00	4,171.00	3,500.00	
Roof Repair	2,000.00	2,000.00	4,265.00	2,500.00	
Misc.	2,000.00	2,000.00	1,700.21	2,000.00	
Landscape Extras	7,500.00	7,500.00	7,580.00	-	
Tractor	6,000.00	6,000.00	6,000.00	-	
Total	266,029.00	260,029.00	297,181.87	247,645.00	-6.91%
<u>OFFICE/ADMIN.</u>					
Supplies	600.00	600.00	551.97	600.00	
Postage	600.00	600.00	789.79	800.00	
Phone/DSL/Beeper	1,300.00	1,300.00	1,402.10	1,375.00	
Dues/Subscriptions	150.00	150.00	134.00	150.00	
Auto Expense	910.00	910.00	910.00	910.00	
Printing	700.00	700.00	216.92	400.00	
Misc.	1,200.00	1,200.00	2,193.27	1,200.00	
Reserve Study				4,500.00	
Fire Alarm Monitoring				1,890.00	
Total	5,460.00	5,460.00	6,198.05	11,825.00	116.58%

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<u>PAYROLL</u>					
Maintenance	54,870.00	54,870.00	54,870.40	55,972.00	
Property Mgmt.	34,294.00	34,294.00	34,294.00	34,983.00	
FICA/UE	7,455.00	7,455.00	7,549.07	7,600.00	
Total	96,619.00	96,619.00	96,713.47	98,555.00	2.00%
<u>PROF. FEES</u>					
Legal	2,000.00	2,000.00	450.00	1,000.00	
Accounting	4,500.00	3,500.00	4,500.00	4,500.00	
Total	6,500.00	5,500.00	4,950.00	5,500.00	-15.38%
<u>RUBBISH REMOVAL</u>					
Solid Waste	29,900.00	29,900.00	29,616.00	29,900.00	
Total	29,900.00	29,900.00	29,616.00	29,900.00	
<u>TAXES</u>					
State/Income	1,300.00	1,300.00	9.00	100.00	
Personal Property	200.00	200.00	973.14	650.00	
Total	1,500.00	1,500.00	982.14	750.00	-50.00%
<u>UTILITIES</u>					
Electric	26,000.00	26,000.00	30,098.37	30,000.00	15.38%
Water	36,000.00	36,000.00	36,874.41	36,000.00	
Sewer	34,000.00	34,000.00	35,695.46	35,000.00	
Gas	1,700.00	1,700.00	1,814.38	1,700.00	
Total	97,700.00	97,700.00	104,482.62	102,700.00	5.12%
<u>RESERVES</u>					
Payment	101,460.00	101,460.00	101,460.00	105,516.00	4.00%
<u>CONTINGENCY</u>					
GRAND TOTAL	681,938.00	674,938.00	719,002.15	687,551.00	
<u>SNOW RESERVE FUND TRANSFER</u>			15,847.00		
<u>SPECIAL ASSESSMENT</u>			19,577.00		
ADJUSTED GRAND					
TOTAL	681,938.00	674,938.00	683,578.15	687,551.00	

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<u>ASPHALT</u>	30,495.00	30,495.00	30,495.00	7,260.00
<u>CLAPBOARD/TRIM</u>	5,000.00	5,000.00	5,087.48	4,000.00
<u>ROOF/SIDING REPLACEMENT</u>	36,540.00	36,540.00	55,645.00	40,000.00
<u>MIDRISE CARPET REPLACEMENT</u>	17,000.00	17,000.00	17,539.00	17,000.00
<u>MASONRY STEPS</u>				3,000.00
<u>LANDSCAPE REPLACEMENT</u>				9,500.00
<u>FIRE ALARM REPLACEMENT</u>			9847.04	
<u>Total</u>	89,035.00	89,035.00	118,613.52	80,760.00