

December 31, 2015

31-Dec-16

	Budget 2015	Budget YTD 2015	Actual YTD 2015	Budget 2016	
<u>INSURANCE</u>					
Property/Liability	83,310.00	83,310.00	83,310.00	91,500.00	9.83%
Worker's Comp.	1,850.00	1,850.00	1,819.00	1,770.00	
Total	85,160.00	85,160.00	85,129.00	93,270.00	9.52%
<u>MAINTENANCE</u>					
Custodial	15,000.00	15,000.00	14,440.00	15,000.00	
Landscape Contract	116,705.00	116,705.00	110,875.01	116,705.00	
Snow Removal Contract	50,000.00	50,000.00	96,639.50	50,000.00	
Asphalt Repair	1,600.00	1,600.00	1,565.00	4,000.00	
Tree Maintenance	4,000.00	4,000.00	4,690.00	4,000.00	
Supplies	10,000.00	10,000.00	11,495.07	10,000.00	
Electrical Contractor	2,000.00	2,000.00	6,453.33	4,000.00	
Plumbing Contractor	500.00	500.00	4,205.00	2,000.00	
Contract Painting	34,500.00	34,500.00	40,780.00	35,100.00	
Smoke Alarm Test	400.00	400.00	423.88	420.00	
Auto Expense	3,440.00	3,440.00	3,440.00	3,440.00	
Carpet Cleaning	1,500.00	1,500.00	1,378.00	1,500.00	
Pest Control	3,500.00	3,500.00	3,086.00	3,500.00	
Roof Repair	2,500.00	2,500.00	3,335.00	2,500.00	
Misc.	2,000.00	2,000.00	4,733.50	2,000.00	
Landscape Extras	-	-	-	-	
Total	247,645.00	247,645.00	307,539.29	254,165.00	2.63%
<u>OFFICE/ADMIN.</u>					
Supplies	600.00	600.00	734.98	650.00	
Postage	800.00	800.00	763.25	800.00	
Phone/DSL/Beeper	1,375.00	1,375.00	1,462.54	1,375.00	
Dues/Subscriptions	150.00	150.00	139.00	150.00	
Auto Expense	910.00	910.00	910.00	910.00	
Printing	400.00	400.00	352.67	400.00	
Misc.	1,200.00	1,200.00	1,477.86	1,200.00	
Reserve Study	4,500.00	4,500.00	4,275.00	-	
Fire Alarm Monitoring	1,890.00			1,890.00	
Total	11,825.00	9,935.00	10,115.30	7,375.00	-37.63%

PAYROLL

Maintenance	55,972.00	55,972.00	55,972.80	57,096.00	
Property Mgmt.	34,983.00	34,983.00	34,983.00	35,685.00	
FICA/UE	7,600.00	7,600.00	7,923.37	7,750.00	
Total	98,555.00	98,555.00	98,879.17	100,531.00	2.00%

PROF. FEES

Legal	1,000.00	1,000.00		1,000.00	
Accounting	4,500.00	3,500.00	4,500.00	4,500.00	
Total	5,500.00	4,500.00	4,500.00	5,500.00	

RUBBISH REMOVAL

Solid Waste	29,900.00	29,900.00	29,661.00	29,900.00	
Total	29,900.00	29,900.00	29,661.00	29,900.00	

TAXES

State/Income	100.00	100.00	4.00	50.00	
Personal Property	650.00	650.00	726.70	730.00	
Total	750.00	750.00	730.70	780.00	

UTILITIES

Electric	30,000.00	30,000.00	22,168.62	23,000.00	-23.33%
Water	36,000.00	36,000.00	34,497.23	35,000.00	
Sewer	35,000.00	35,000.00	30,810.53	31,000.00	-11.43%
Gas	1,700.00	1,700.00	1,912.88	2,000.00	
Total	102,700.00	102,700.00	89,389.26	91,000.00	-11.39%

RESERVES

Payment	105,516.00	105,516.00	105,516.00	109,740.00	4.00%
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CONTINGENCY

<u>GRAND TOTAL</u>	<u>687,551.00</u>	<u>684,661.00</u>	<u>731,459.72</u>	<u>692,261.00</u>	
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SPECIAL ASSESSMENT**50,024.00****ADJUSTED GRAND TOTAL****681,435.72**

December 31, 2016

	Budget 2015	Budget YTD 2015	Actual YTD 2015	Budget 2016
<u>ASPHALT</u>	7,260.00	7,260.00	11,550.00	13,395.00
<u>CLAPBOARD/TRIM</u>	4,000.00	4,000.00	9,682.96	5,000.00
<u>ROOF REPLACEMENT</u>	40,000.00	40,000.00	47,000.00	45,000.00
<u>MIDRISE CARPET REPLACEMENT</u>	17,000.00	17,000.00	17,214.00	17,000.00
<u>MASONRY STEPS</u>	3,000.00	3,000.00	5,150.00	2,500.00
<u>LANDSCAPE REPLACEMENT</u>	9,500.00	9,500.00	10,750.00	10,000.00
<u>Total</u>	80,760.00	80,760.00	101,346.96	92,895.00