

December 31, 2016

31-Dec-16

	Budget 2016	Budget YTD 2016	Actual YTD 2016	Budget 2017	
<u>INSURANCE</u>					
Property/Liability	91,500.00	91,500.00	91,465.00	94,945.00	3.77%
Worker's Comp.	1,770.00	1,770.00	2,259.00	2,100.00	18.64%
Total	93,270.00	93,270.00	93,724.00	97,045.00	4.05%
<u>MAINTENANCE</u>					
Custodial	15,000.00	15,000.00	14,260.00	15,000.00	
Landscape Contract	116,705.00	116,705.00	107,871.77	117,950.00	1.07%
Snow Removal Contract	50,000.00	50,000.00	48,619.37	50,000.00	
Asphalt Repair	4,000.00	4,000.00	3,841.84	2,500.00	-37.50%
Tree Maintenance	4,000.00	4,000.00	5,525.00	6,000.00	50.00%
Supplies	10,000.00	10,000.00	9,659.19	10,000.00	
Electrical Contractor	4,000.00	4,000.00	1,561.29	2,500.00	
Plumbing Contractor	2,000.00	2,000.00	3,738.58	3,500.00	
Contract Painting	35,100.00	35,100.00	35,100.00	37,650.00	7.26%
Smoke Alarm Test	420.00	420.00	464.50	470.00	
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	2,961.00	3,000.00	
Roof Repair	2,500.00	2,500.00	4,410.00	3,000.00	
Misc.	2,000.00	2,000.00	2,713.37	2,000.00	
Landscape Extras	-	-			
Fire Alarm Inspection			941.45	1,000.00	
Total	254,165.00	254,165.00	246,485.36	259,510.00	2.10%
<u>OFFICE/ADMIN.</u>					
Supplies	650.00	650.00	476.07	650.00	
Postage	800.00	800.00	460.82	800.00	
Phone/DSL/Beeper	1,375.00	1,375.00	1,252.99	1,375.00	
Dues/Subscriptions	150.00	150.00	142.00	150.00	
Auto Expense	910.00	910.00	910.00	910.00	
Printing	400.00	400.00	253.40	400.00	
Misc.	1,200.00	1,200.00	423.94	1,200.00	
Fire Alarm Monitoring	1,890.00		2,400.00	2,400.00	26.98%
Total	7,375.00	5,485.00	6,319.22	7,885.00	6.92%
<u>PAYROLL</u>					
Maintenance	57,096.00	57,096.00	57,096.00	58,240.00	
Property Mgmt.	35,685.00	35,685.00	35,685.00	36,400.00	
FICA/UE	7,750.00	7,750.00	7,871.74	7,905.00	
Total	100,531.00	100,531.00	100,652.74	102,545.00	2.00%

PROF. FEES

Legal	1,000.00	1,000.00	250.00	500.00	
Accounting	4,500.00	3,500.00	4,500.00	5,000.00	
Total	5,500.00	4,500.00	4,750.00	5,500.00	

RUBBISH REMOVAL

Solid Waste	29,900.00	29,900.00	29,682.00	29,900.00	
Total	29,900.00	29,900.00	29,682.00	29,900.00	

TAXES

State/Income	50.00	50.00	4.00	50.00	
Personal Property	730.00	730.00	753.46	750.00	
Total	780.00	780.00	757.46	800.00	2.56%

UTILITIES

Electric	23,000.00	23,000.00	22,021.47	23,000.00	
Water	35,000.00	35,000.00	34,111.71	35,000.00	
Sewer	31,000.00	31,000.00	29,983.04	31,000.00	
Gas	2,000.00	2,000.00	1,600.88	2,000.00	
Total	91,000.00	91,000.00	87,717.10	91,000.00	

RESERVES

Payment	109,740.00	109,740.00	109,740.00	114,120.00	3.99%
---------	-------------------	-------------------	-------------------	-------------------	--------------

<u>GRAND TOTAL</u>	<u>692,261.00</u>	<u>689,371.00</u>	<u>679,827.88</u>	<u>708,305.00</u>	2.32%
---------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------

	December 31, 2016			
	Budget 2016	Budget YTD 2016	Actual YTD 2016	Budget 2017
<u>ASPHALT</u>	13,395.00	1,116.25	20,495.00	24,525.00
<u>CLAPBOARD/TRIM</u>	5,000.00	416.67	6,048.27	7,000.00
<u>ROOF REPLACEMENT</u>	45,000.00	3,750.00	52,268.00	10,850.00
<u>MIDRISE CARPET REPLACEMENT</u>	17,000.00	1,416.67	17,214.18	35,000.00
<u>MASONRY STEPS</u>	2,500.00	208.33	3,243.44	2,000.00
<u>LANDSCAPE REPLACEMENT</u>	10,000.00	833.33	10,678.00	10,000.00
<u>GUTTER REPLACEMENT</u>				\$ 1,000.00
<u>Total</u>	92,895.00	7,741.25	109,946.89	90,375.00