

DELMONICO TOWNHOMES

Approved
2012

OPERATING INCOME:

MONTHLY DUES	191,400	x \$110 per month no Dues increase
LATE FEES/NSF CK	1200	x

GROSS INCOME: \$192,600

OPERATING EXPENSE:

ACCOUNTING (TAX RTN.)	900	x
ADMIN COST	3,500	x
BAD DEBT	660	x
CONTINGENCY	990	x
ELECTRIC	1,800	x
GEN. MTC. & REPAIR	4,000	x
GUTTER RPR/CLN	1,950	x
INSURANCE	G/L 28,561	x

Fidelity	715	x
D&O	1,201	x
W/C	273	x

33,332

LANDSCAPING	1,200	x
LEGAL	2,900	x
(Collections Reimb.)	(2,400)	x
LAWN CONTRACT	11,040	x
LIGHT MAINTENANCE	650	x
MANAGEMENT FEE	24,360	x
PEST CONTROL	400	x
ROOF REPAIR	1,500	x
SECURITY (Private)	1,350	x
SIGN REPAIR/REPLACE	50	x
SNOW REMOVAL	6,000	x
STREET SWEEP/REPAIR	1,000	x
SPRINKLER REPAIR	1,750	x
TAXES FED/STATE	75	x
TRASH	9,432	x
TREE MX (SPRAY)	3,525	x
WATER	16,208	x

TOTAL OPS EXPENSE: \$123,590

RESERVES:

CONSOLIDATED	69,010	x
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YEARLY RESERVE REQ: \$69,010

TOTAL BUDGET REQ: \$192,600 x

Surplus / (Shortage): \$0

Per Unit \$0

Balanced Budget