

AMERICAN TOWERS OWNERS ASSOCIATION

2011-2012 Fiscal Year Operating Budget

Approved

June 14, 2011

ACCT NO.	DESCRIPTION	2011-2012												Total	% of Total	
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.			
			2					2								
INCOME																
4100	Assessments	138,887	138,887	138,887	138,887	138,887	138,887	138,887	138,887	138,887	138,887	138,887	138,887	1,666,644	97.1%	
	Est. Prior Years Surplus / (Deficit)	25,000												25,000	1.5%	
4105	Allowance For Bad Debts	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(12,000)		
4210	Late Charges	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	0.7%	
4220	Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
4230	Move-in Fees	625	625	625	625	625	625	625	625	625	625	625	625	7,500	0.4%	
4240	Water Shut Off Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	
4242	Ramp Parking	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%	
4400	Miscellaneous Income – Fines	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%	
	Re-Imbursements	730	730	730	730	730	730	730	730	730	730	730	730	8,760	0.5%	
4510	Directory	30	30	30	30	30	30	30	30	30	30	30	30	360	0.0%	
4530	Filters & Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1%	
4550	Parking Validations	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.2%	
4570	Access Cards	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.2%	
	TOTAL	165,942	140,942	140,942	140,942	140,942	140,942	140,942	140,942	140,942	140,942	140,942	140,942	1,716,304	100.0%	
EXPENSES																
PAYROLL																
5200	Administrative	7,156	10,735	7,156	7,156	7,156	7,156	10,735	7,156	7,156	7,156	7,156	7,156	93,034	5.4%	
5400	Maintenance	8,899	13,349	8,899	8,899	8,899	8,899	13,349	8,899	8,899	8,899	8,899	8,899	115,692	6.7%	
5600	Security	14,757	22,135	14,757	14,757	14,757	14,757	22,135	14,757	14,757	14,757	14,757	14,757	191,838	11.2%	
5800	Janitorial	6,362	9,544	6,362	6,362	6,362	6,362	9,544	6,362	6,362	6,362	6,362	6,362	82,711	4.8%	
	TOTAL	37,175	55,763	37,175	37,175	37,175	37,175	55,763	37,175	37,175	37,175	37,175	37,175	483,275	28.2%	
CONTRACTS																
6110	REA - Parking	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	29,812	1.7%	
6130	Pest Control	64	64	64	64	64	64	64	64	64	64	64	64	768	0.0%	
6170	HVAC - Serv. Agr. & Tower Chem.	2,630	721	721	2,630	721	721	2,630	721	2,630	721	721	721	16,287	0.9%	
6190	Trash Removal	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300	0.7%	
6210	Decorative Plants	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.1%	
6220	Landscaping	600	0	0	0	0	600	600	0	0	600	600	600	3,000	0.2%	
6230	TV Programming	9,463	9,463	9,463	9,463	9,463	9,463	9,463	9,463	9,463	10,031	10,031	10,031	114,692	6.7%	
6250	Elevator	8,893	9,249	9,249	9,249	9,249	9,249	9,249	9,249	9,249	9,249	9,249	9,249	110,629	6.4%	
6270	Window Cleaning	2,150	2,150	0	0	2,150	2,150	0	2,150	2,150	0	0	0	12,900	0.8%	
6290	Generator Maintenance	0	200	0	0	200	0	200	0	0	200	0	0	800	0.0%	
6330	Inspections	811	811	811	811	811	811	811	811	811	811	811	811	9,728	0.6%	
6350	Air Filters	0	0	600	0	0	600	0	0	600	0	600	600	2,400	0.1%	
6370	Fire Alarm Maintenance	0	1,250	0	0	1,250	0	1,250	0	0	1,250	0	0	5,000	0.3%	
	TOTAL	28,230	27,527	24,527	25,835	27,527	27,277	26,435	25,377	26,677	27,985	26,544	25,694	319,635	18.6%	
MAINTENANCE AND REPAIR																
6420	Security	417	417	417	417	417	417	417	417	417	417	417	417	5,000	0.3%	
	Outsource R&M	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	26,000	1.5%	
6440	Plumbing	625	625	625	625	625	625	625	625	625	625	625	625	7,500	0.4%	
6450	Paint & Drywall	417	417	417	417	417	417	417	417	417	417	417	417	5,000	0.3%	
6471	Window Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2,500	0.1%	
6472	Roof Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6473	Electrical Repairs	333	333	333	333	333	333	333	333	333	333	333	333	4,000	0.2%	
6474	Garage Repairs	167	167	167	167	167	167	167	167	167	167	167	167	2,000	0.1%	
6475	Fire Door Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
6480	Mechanical Repairs	417	417	417	417	417	417	417	417	417	417	417	417	5,000	0.3%	
6489	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	
	TOTAL	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	31,000	1.8%	

AMERICAN TOWERS OWNERS ASSOCIATION

2011-2012 Fiscal Year Operating Budget

Approved June 14, 2011

ACCT NO.	DESCRIPTION	2011-2012												Total	% of Total
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.		
SUPPLIES AND EQUIPMENT															
6510	Maintenance	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000	1.0%
6550	Janitorial	700	700	700	700	700	700	700	700	700	700	700	700	8,400	0.5%
6570	Pool & Soft Water Chemicals	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	14,000	0.8%
6590	Exercise Room	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1%
6610	Lighting	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.5%
	TOTAL	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	49,800	2.9%
UTILITIES															
6720	Gas	8,000	6,000	5,000	3,000	5,000	7,500	10,000	25,500	29,000	28,000	25,000	18,000	170,000	9.9%
6740	Electricity	14,500	17,000	19,000	23,000	21,500	18,000	13,500	13,000	12,500	12,000	13,000	14,000	191,000	11.1%
6760	Water & Sewer	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000	4.5%
	TOTAL	29,000	29,500	30,500	32,500	33,000	32,000	30,000	45,000	48,000	46,500	44,500	38,500	439,000	25.6%
ADMINISTRATIVE															
7110	Phone & Communication	670	670	670	670	670	670	670	670	670	670	670	670	8,040	0.5%
7130	Legal	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%
7170	Audit, Elections & Tax Preparation	0	4,250	0	4,250	0	0	0	0	0	0	0	0	8,500	0.5%
7210	Computer Supplies & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600	0.0%
7230	Payroll Preparation	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2%
7250	Office Supplies	517	517	517	517	517	517	517	517	517	517	517	517	6,200	0.4%
7270	Postage	167	167	167	167	167	167	167	167	167	167	167	167	2,000	0.1%
7280	Committees, Safety & Awareness	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%
7290	Other Administrative	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2%
	Reimbursed Expenses	740	740	740	740	740	740	740	740	740	740	740	740	8,880	0.5%
7330	Filters & Supplies	40	40	40	40	40	40	40	40	40	40	40	40	480	0.0%
7350	Parking Validations	300	300	300	400	400	400	400	400	400	400	400	400	4,500	0.3%
7370	Access Cards	400	400	400	300	300	300	300	300	300	300	300	300	3,900	0.2%
	TOTAL	3,343	7,593	3,343	7,593	3,343	3,343	3,343	3,343	3,343	3,343	3,343	3,343	48,620	2.8%
TAXES AND INSURANCE															
8110	Income Taxes	0	1,000	0	0	0	0	0	0	0	0	0	0	1,000	0.1%
8130	Payroll Taxes	3,950	5,925	3,950	3,950	3,950	3,950	5,925	3,950	3,950	3,950	3,950	3,950	51,348	3.0%
8150	City Lighting Assessment	0	0	0	0	0	0	1,600	0	0	0	0	0	1,600	0.1%
8170	Employee Health	10,054	10,054	10,054	10,054	11,059	11,059	11,059	11,059	11,059	11,059	11,059	11,059	128,691	7.5%
	Employee Withholding's	(1,995)	(1,995)	(1,995)	(1,995)	(2,194)	(2,194)	(2,194)	(2,194)	(2,194)	(2,194)	(2,194)	(2,194)	(25,533)	-1.5%
	Insurance	11,729	11,729	11,729	11,729	11,729	11,729	11,729	11,729	11,729	11,729	11,729	11,729	140,746	8.2%
	TOTAL	23,738	26,713	23,738	23,738	24,544	24,544	28,119	24,544	24,544	24,544	24,544	24,544	297,852	17.4%
CONTINGENCY															
9100	Contingency	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	47,122	2.7%
	TOTAL	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927	47,122	2.7%
	Total Expenses	132,146	157,756	129,943	137,502	136,249	134,999	154,320	146,099	150,399	150,208	146,767	139,917	1,716,304	100.0%
	Monthly Surplus / (Deficit)	33,796	(16,814)	10,999	3,440	4,693	5,943	(13,378)	(5,157)	(9,457)	(9,266)	(5,825)	1,025	0	0.0%
	Net Surplus/(Deficit)													0	0.00%