

**AMERICAN TOWERS OWNERS ASSOCIATION**

**2012-2013 Fiscal Year Operating Budget**

Approved May 1, 2012

ACCT NO.	DESCRIPTION	2012-2013												2011-2012			
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	% Change
		2	1	1	1	1	1	2	1	1	1	1	1				
<b>INCOME</b>																	
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	80.0%	1,666,644	0.000%
	Est. Prior Years Surplus / (Deficit)	34,000												34,000	1.6%	25,000	
	Residential Reserve Assessment	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	196,020	9.4%	196,020	0.0%
	Common Reserve Assessment	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	164,556	7.9%	164,556	0.0%
	Total Replacement Reserve Assessment	30,048	30,048	30,048	30,048	30,048	30,048	30,048	30,048	30,048	30,048	30,048	30,048	360,576	17.3%	360,576	0.0%
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)		(12,000)	0.0%
4210	Late Charges	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	12,000	-33.3%
4220	Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
4230	Move-in Fees	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	7,500	6.7%
4240	Water Shut Off Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	6,000	0.0%
4242	Ramp Parking	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%	1,200	0.0%
4400	Miscellaneous Income – Fines	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%	1,200	0.0%
	Re-Imbursements	730	730	730	730	730	730	730	730	730	730	730	730	8,760	0.4%	8,760	0.0%
4510	Directory	30	30	30	30	30	30	30	30	30	30	30	30	360	0.0%	360	0.0%
4530	Filters & Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1%	2,400	0.0%
4550	Parking Validations	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0.0%
4570	Access Cards	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0.0%
	<b>TOTAL</b>	<b>204,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>170,698</b>	<b>2,082,380</b>	<b>100.0%</b>	<b>2,076,880</b>	<b>0.3%</b>
<b>EXPENSES</b>																	
<b>PAYROLL</b>																	
5200	Administrative	10,735	7,156	7,156	7,156	7,156	7,156	10,735	7,156	7,156	7,156	7,156	7,156	93,034	4.5%	93,034	0.0%
5400	Maintenance	13,344	8,896	8,896	8,896	8,896	8,896	13,344	8,896	8,896	8,896	8,896	8,896	115,650	5.6%	115,692	0.0%
5600	Security	22,186	14,790	14,790	14,790	14,790	14,790	22,186	14,790	14,790	14,790	14,790	14,790	192,275	9.2%	191,838	0.2%
5800	Janitorial	9,784	6,522	6,522	6,522	6,522	6,522	9,784	6,522	6,522	6,522	6,522	6,522	84,791	4.1%	82,711	2.5%
	<b>TOTAL</b>	<b>56,048</b>	<b>37,365</b>	<b>37,365</b>	<b>37,365</b>	<b>37,365</b>	<b>37,365</b>	<b>56,048</b>	<b>37,365</b>	<b>37,365</b>	<b>37,365</b>	<b>37,365</b>	<b>37,365</b>	<b>485,750</b>	<b>23.3%</b>	<b>483,275</b>	<b>0.5%</b>
<b>CONTRACTS</b>																	
6110	REA - Parking	2,476	2,476	2,476	2,476	2,476	2,476	2,476	2,476	2,476	2,476	2,476	2,476	29,716	1.4%	29,812	-0.3%
6130	Pest Control	66	66	66	66	66	66	66	66	66	66	66	66	792	0.0%	768	3.1%
6170	HVAC - Serv. Agr. & Tower Chem.	2,630	721	721	2,630	721	721	2,630	721	2,630	721	721	721	16,287	0.8%	16,287	0.0%
6190	Trash Removal	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	12,672	0.6%	12,300	3.0%
6210	Decorative Plants	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.1%	1,320	0.0%
6220	Landscaping	360	0	0	0	0	360	360	0	0	0	360	360	1,800	0.1%	3,000	-40.0%
6230	TV Programming	9,427	9,427	9,427	9,427	9,427	9,427	9,427	9,427	9,993	9,993	9,993	9,993	115,386	5.5%	114,692	0.6%
6250	Elevator	9,338	9,712	9,712	9,712	9,712	9,712	9,712	9,712	9,712	9,712	9,712	9,712	116,165	5.6%	110,629	5.0%
6270	Window Cleaning	2,150	2,150	0	0	2,150	2,150	0	0	2,150	2,150	0	0	12,900	0.6%	12,900	0.0%
6290	Generator Maintenance	0	200	0	0	200	0	0	200	0	0	200	0	800	0.0%	800	0.0%
6330	Inspections	894	894	894	894	894	894	894	894	894	894	894	894	10,728	0.5%	9,728	10.3%
6350	Air Filters	0	0	600	0	0	600	0	0	600	0	0	600	2,400	0.1%	2,400	0.0%
6370	Fire Alarm Maintenance	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	0	5,000	0.2%	5,000	0.0%
	<b>TOTAL</b>	<b>28,507</b>	<b>28,062</b>	<b>25,062</b>	<b>26,371</b>	<b>28,062</b>	<b>27,572</b>	<b>26,731</b>	<b>25,912</b>	<b>27,777</b>	<b>29,086</b>	<b>26,837</b>	<b>25,987</b>	<b>325,966</b>	<b>15.7%</b>	<b>319,636</b>	<b>2.0%</b>
<b>MAINTENANCE AND REPAIR</b>																	
6420	Security	417	417	417	417	417	417	417	417	417	417	417	417	5,000	0.2%	5,000	0.0%
	Outsource R&M	2,433	2,433	2,433	2,433	2,433	2,433	2,433	2,433	2,433	2,433	2,433	2,433	29,200	1.4%	26,000	12.3%
6440	Plumbing	625	625	625	625	625	625	625	625	625	625	625	625	7,500	0.4%	7,500	0.0%
6450	Paint & Drywall	833	833	833	833	833	833	833	833	833	833	833	833	10,000	0.5%	5,000	100.0%
6471	Window Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%	2,500	-52.0%
6473	Electrical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	4,000	-25.0%
6474	Garage Repairs	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.1%	2,000	-25.0%
6480	Mechanical Repairs	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	5,000	20.0%
6489	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
	<b>TOTAL</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>2,850</b>	<b>34,200</b>	<b>1.6%</b>	<b>31,000</b>	<b>10.3%</b>

# AMERICAN TOWERS OWNERS ASSOCIATION

## 2012-2013 Fiscal Year Operating Budget

Approved May 1, 2012

ACCT NO.	DESCRIPTION	2012-2013												2011-2012			
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	% Change
<b>SUPPLIES AND EQUIPMENT</b>																	
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	0.8%	17,000	0.0%
6550	Janitorial	700	700	700	700	700	700	700	700	700	700	700	700	8,400	0.4%	8,400	0.0%
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	0.7%	14,000	0.0%
6590	Exercise Room	200	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1%	2,400	0.0%
6610	Lighting	542	542	542	542	542	542	542	542	542	542	542	542	6,500	0.3%	8,000	-18.8%
<b>TOTAL</b>		<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>4,025</b>	<b>48,300</b>	<b>2.3%</b>	<b>49,800</b>	<b>-3.0%</b>
<b>UTILITIES</b>																	
6720	Gas	10,000	7,000	5,000	3,000	5,000	7,500	10,000	25,000	29,000	27,000	24,000	18,000	170,500	8.2%	170,000	0.3%
6740	Electricity	14,302	18,291	18,492	20,992	22,151	16,881	16,204	10,317	10,900	10,212	11,430	14,000	184,172	8.8%	191,000	-3.6%
6760	Water & Sewer	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000	3.5%	78,000	-7.7%
<b>TOTAL</b>		<b>30,302</b>	<b>31,291</b>	<b>29,492</b>	<b>29,992</b>	<b>33,151</b>	<b>30,381</b>	<b>32,204</b>	<b>41,317</b>	<b>45,900</b>	<b>43,212</b>	<b>41,430</b>	<b>38,000</b>	<b>426,672</b>	<b>20.5%</b>	<b>439,000</b>	<b>-2.8%</b>
<b>ADMINISTRATIVE</b>																	
7110	Phone & Communication	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	8,040	11.9%
7130	Legal	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	6,000	50.0%
7170	Audit, Elections & Tax Preparation	0	4,250	0	4,250	0	0	0	0	0	0	0	0	8,500	0.4%	8,500	0.0%
7210	Computer Supplies & Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	600	0.0%
7230	Payroll Preparation	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2%	3,600	0.0%
7250	Office Supplies	583	583	583	583	583	583	583	583	583	583	583	583	7,000	0.3%	6,200	12.9%
7270	Postage	167	167	167	167	167	167	167	167	167	167	167	167	2,000	0.1%	2,000	0.0%
7280	Committees, Safety & Awareness	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	1,200	-100.0%
7290	Other Administrative	300	300	300	300	300	300	300	300	300	300	300	300	3,600	0.2%	3,600	0.0%
	Reimbursed Expenses	740	740	740	740	740	740	740	740	740	740	740	740	8,880	0.4%	8,880	0.0%
7330	Filters & Supplies	40	40	40	40	40	40	40	40	40	40	40	40	480	0.0%	480	0.0%
7350	Parking Validations	300	300	300	400	400	400	400	400	400	400	400	400	4,500	0.2%	4,500	0.0%
7370	Access Cards	400	400	400	300	300	300	300	300	300	300	300	300	3,900	0.2%	3,900	0.0%
<b>TOTAL</b>		<b>3,640</b>	<b>7,890</b>	<b>3,640</b>	<b>7,890</b>	<b>3,640</b>	<b>3,640</b>	<b>3,640</b>	<b>3,640</b>	<b>3,640</b>	<b>3,640</b>	<b>3,640</b>	<b>3,640</b>	<b>52,180</b>	<b>2.5%</b>	<b>48,620</b>	<b>7.3%</b>
<b>TAXES AND INSURANCE</b>																	
8110	Income Taxes	0	1,005	0	0	0	0	0	0	0	0	0	0	1,005	0.0%	1,000	0.0%
8130	Payroll Taxes	5,955	3,970	3,970	3,970	3,970	3,970	5,955	3,970	3,970	3,970	3,970	3,970	51,611	2.5%	51,348	0.5%
8150	City Lighting Assessment	0	0	0	0	0	0	1,600	0	0	0	0	0	1,600	0.1%	1,600	0.0%
8170	Employee Health	9,896	9,896	9,896	9,896	10,885	10,885	10,885	10,885	10,885	10,885	10,885	10,885	126,666	6.1%	128,691	-1.6%
	Employee Withholding's	(1,979)	(1,979)	(1,979)	(1,979)	(2,177)	(2,177)	(2,177)	(2,177)	(2,177)	(2,177)	(2,177)	(2,177)	(25,333)	-1.2%	(25,533)	-0.8%
	Insurance	11,729	11,729	11,729	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	143,187	6.9%	140,746	1.7%
<b>TOTAL</b>		<b>25,601</b>	<b>24,621</b>	<b>23,616</b>	<b>23,887</b>	<b>24,678</b>	<b>24,678</b>	<b>28,263</b>	<b>24,678</b>	<b>24,678</b>	<b>24,678</b>	<b>24,678</b>	<b>24,678</b>	<b>298,735</b>	<b>14.3%</b>	<b>297,852</b>	<b>0.3%</b>
<b>CONTINGENCY</b>																	
9100	Contingency	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	2.4%	47,122	6.1%
	Residential Replacement Reserve Exp	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	196,020	9.4%	196,020	0.0%
	Common Replacement Reserve Exp	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	164,556	7.9%	164,556	0.0%
<b>TOTAL</b>		<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>34,215</b>	<b>410,576</b>	<b>19.7%</b>	<b>407,698</b>	<b>0.7%</b>
<b>Total Expenses</b>		<b>185,187</b>	<b>170,318</b>	<b>160,264</b>	<b>166,594</b>	<b>167,986</b>	<b>164,726</b>	<b>187,976</b>	<b>174,002</b>	<b>180,451</b>	<b>179,072</b>	<b>175,041</b>	<b>170,761</b>	<b>2,082,380</b>	<b>100.0%</b>	<b>2,076,881</b>	<b>0.3%</b>
<b>Monthly Surplus / (Deficit)</b>		<b>19,511</b>	<b>380</b>	<b>10,434</b>	<b>4,104</b>	<b>2,712</b>	<b>5,972</b>	<b>(17,277)</b>	<b>(3,304)</b>	<b>(9,753)</b>	<b>(8,373)</b>	<b>(4,343)</b>	<b>(63)</b>	<b>0</b>	<b>0.0%</b>	<b>2,076,881</b>	<b>-100.0%</b>
													<b>Net Surplus/(Deficit)</b>		<b>0</b>	<b>0.00%</b>	<b>(1)</b>