

AMERICAN TOWERS OWNERS ASSOCIATION
2013-2014 Fiscal Year Operating Budget

ACCT NO.	DESCRIPTION	2013-2014												2012-2013			
		May 2	June 1	July 1	Aug. 1	Sept. 1	Oct. 1	Nov. 2	Dec. 1	Jan. 1	Feb. 1	Mar. 1	Apr. 1	Total	% of Total	Budget	% Change
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	77.4%	1,666,644	0.000%
	Est. Prior Years Surplus / (Deficit)	0												0	0.0%	34,000	
	Residential Reserve Assessment	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	211,488	9.8%	211,488	0.0%
	Common Reserve Assessment	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	248,352	11.5%	248,352	0.0%
	Total Replacement Reserve Assessment	38,320	38,320	38,320	38,320	38,320	38,320	38,320	38,320	38,320	38,320	38,320	38,320	459,840	21.4%	459,840	0.0%
4105	Allowance For Bad Debts	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(6,000)		(12,000)	-50.0%
4210	Late Charges	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	8,000	-25.0%
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	800	800	800	800	800	800	800	800	800	800	800	800	9,600	0.4%	8,000	20.0%
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	75	75	75	75	75	75	75	75	75	75	75	75	900	0.0%	1,200	-25.0%
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%
TOTAL		179,412	179,412	179,412	179,412	179,412	179,412	179,412	179,412	179,412	179,412	179,412	179,412	2,152,944	100.0%	2,181,644	-1.3%
EXPENSES																	
PAYROLL																	
5200	Administrative	12,854	8,569	8,569	8,569	8,715	8,715	13,072	8,715	8,715	8,715	8,715	8,715	112,636	5.2%	93,034	21.1%
5400	Maintenance	14,454	9,636	9,636	9,636	9,636	9,636	14,454	9,636	9,636	9,636	9,636	9,636	125,265	5.8%	115,650	8.3%
5600	Security	22,559	15,039	15,039	15,039	15,039	15,039	22,559	15,039	15,039	15,039	15,039	15,039	195,511	9.1%	192,275	1.7%
5800	Janitorial	5,836	3,891	3,891	3,891	3,891	3,891	5,836	3,891	3,891	3,891	3,891	3,891	50,578	2.3%	84,791	-40.3%
TOTAL		55,702	37,135	37,135	37,135	37,280	37,280	55,921	37,280	37,280	37,280	37,280	37,280	483,990	22.5%	485,750	-0.4%
CONTRACTS																	
6110	REA - Parking	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494	29,932	1.4%	29,716	0.7%
6130	Pest Control	70	70	70	70	70	70	70	70	70	70	70	70	840	0.0%	792	6.1%
6170	HVAC - Serv. Agr. & Tower Chem.	2,630	721	721	2,630	721	2,630	721	2,630	721	2,630	721	721	16,287	0.8%	16,287	0.0%
6190	Trash Removal	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	1,063	12,756	0.6%	12,672	0.7%
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	360	360	360	1,800	0.1%	1,800	0.0%
6230	TV Programming	10,036	10,036	10,036	10,036	10,036	10,036	10,036	10,036	10,638	10,638	10,638	10,638	122,841	5.7%	115,386	6.5%
6250	Elevator	9,742	9,979	9,979	9,979	9,979	9,979	9,979	9,979	9,979	9,979	9,979	9,979	119,511	5.6%	116,165	2.9%
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	200	0	0	200	0	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%	10,728	0.0%
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%
TOTAL		29,549	28,967	25,967	27,276	28,967	28,477	27,636	26,817	28,719	30,028	27,779	26,929	337,114	15.7%	325,966	3.4%
MAINTENANCE AND REPAIR																	
6420	Security	427	427	427	427	427	427	427	427	427	427	427	427	5,124	0.2%	5,000	2.5%
	Outsource R&M	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	2,475	29,700	1.4%	29,200	1.7%
6440	Plumbing	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	7,500	20.0%
6450	Paint & Drywall	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	0.6%	10,000	20.0%
6471	Window Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.1%	1,200	0.0%
6473	Electrical Repairs	292	292	292	292	292	292	292	292	292	292	292	292	3,500	0.2%	3,000	16.7%
6474	Garage Repairs	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.1%	1,500	0.0%
6480	Mechanical Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2,500	0.1%	6,000	-58.3%
6489	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
TOTAL		2,902	2,902	2,902	2,902	2,902	2,902	2,902	2,902	2,902	2,902	2,902	2,902	34,824	1.6%	34,200	1.8%

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		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	% Change
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	0.8%	17,000	0.0%
6550	Janitorial	708	708	708	708	708	708	708	708	708	708	708	708	8,500	0.4%	8,400	1.2%
6570	Pool & Soft Water Chemicals	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000	0.6%	14,000	-7.1%
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	583	583	583	583	583	583	583	583	583	583	583	583	7,000	0.3%	6,500	7.7%
	TOTAL	3,992	3,992	3,992	3,992	3,992	3,992	3,992	3,992	3,992	3,992	3,992	3,992	47,900	2.2%	48,300	-0.8%
UTILITIES																	
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	7.9%	170,500	0.0%
6740	Electricity	14,000	19,000	19,000	23,000	22,000	18,000	14,000	13,000	12,000	12,000	12,000	12,000	190,000	8.8%	184,172	3.2%
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	3.3%	72,000	0.0%
	TOTAL	30,000	32,000	30,000	32,000	33,000	31,500	30,000	44,000	47,000	45,000	42,000	36,000	432,500	20.1%	426,672	1.4%
ADMINISTRATIVE																	
7110	Phone & Communication	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	9,000	0.0%
7130	Legal	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	9,000	0.0%
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%	7,000	0.0%
7270	Postage	167	167	167	167	167	167	167	167	167	167	167	167	2,000	0.1%	2,000	0.0%
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%
	TOTAL	3,640	7,890	3,640	7,890	3,640	3,640	3,640	3,640	3,640	3,640	3,640	3,640	52,180	2.4%	52,180	0.0%
TAXES AND INSURANCE																	
8110	Income Taxes	0	1,005	0	0	0	0	0	0	0	0	0	0	1,005	0.0%	1,005	0.0%
8130	Payroll Taxes	5,942	3,961	3,961	3,961	3,961	3,961	5,942	3,961	3,961	3,961	3,961	3,961	51,494	2.4%	51,611	-0.2%
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	9,301	9,301	9,301	9,301	7,101	7,101	7,101	7,101	7,101	7,101	7,101	7,101	94,008	4.4%	126,666	-25.8%
	Employee Withholding's	(1,860)	(1,860)	(1,860)	(1,860)	(1,420)	(1,420)	(1,420)	(1,420)	(1,420)	(1,420)	(1,420)	(1,420)	(18,801)	-0.9%	(25,333)	-25.8%
	Insurance	11,955	11,955	11,955	9,936	9,936	9,936	9,936	9,936	9,936	9,936	9,936	9,936	125,289	5.8%	143,187	-12.5%
	TOTAL	25,338	24,362	23,357	21,338	19,577	19,577	23,158	19,577	19,577	19,577	19,577	19,577	254,595	11.8%	298,736	-14.8%
CONTINGENCY																	
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	2.3%	50,000	0.0%
	Residential Replacement Reserve Exp	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	17,624	211,488	9.8%	211,488	0.0%
	Common Replacement Reserve Exp	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	20,696	248,352	11.5%	248,352	0.0%
	TOTAL	42,487	42,487	42,487	42,487	42,487	42,487	42,487	42,487	42,487	42,487	42,487	42,487	509,840	23.7%	509,840	0.0%
	Total Expenses	193,609	179,734	169,479	175,019	171,845	169,855	189,735	180,695	185,598	184,906	179,658	172,808	2,152,942	100.0%	2,181,644	-1.3%
	Monthly Surplus / (Deficit)	(14,197)	(322)	9,933	4,393	7,567	9,557	(10,323)	(1,283)	(6,186)	(5,494)	(246)	6,604	2	0.0%	2,181,644	-100.0%
	Net Surplus/(Deficit)													2	0.00%	0	