

AMERICAN TOWERS OWNERS ASSOCIATION

2014-2015 Fiscal Year Operating Budget

June 20, 2014

ACCT NO.	DESCRIPTION	2014-2015												2013-2014			
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	% Change
INCOME															2.6%		
4100	Assessments	142,492	142,492	142,492	142,492	142,492	142,492	142,492	142,492	142,492	142,492	142,492	142,492	1,709,902	81.4%	1,666,644	2.5955%
	Est. Prior Years Surplus / (Deficit)	0														0	
	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	9.3%	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	7.8%	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	17.2%	360,576	0.0%
4105	Allowance For Bad Debts	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(6,000)		(6,000)	0.0%
4210	Late Charges	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	6,000	0.0%
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	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%	9,600	25.0%
4240	Water Shut Off Fees	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	6,000	33.3%
4242	Ramp Parking	75	75	75	75	75	75	75	75	75	75	75	75	900	0.0%	900	0.0%
4400	Miscellaneous Income – Fines	83	83	83	83	83	83	83	83	83	83	83	83	1,000	0.0%	1,200	-16.7%
	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	175,095	175,095	175,095	175,095	175,095	175,095	175,095	175,095	175,095	175,095	175,095	175,095	2,101,138	100.0%	2,053,680	2.3%
EXPENSES																	
PAYROLL																	
5200	Administrative	8,845	8,845	8,845	8,845	13,268	8,845	8,845	8,845	8,845	8,845	13,268	8,845	114,991	5.5%	112,638	2.1%
5400	Maintenance	9,782	9,782	9,782	9,782	14,674	9,782	9,782	9,782	9,782	14,674	9,782	127,171	6.1%	125,268	1.5%	
5600	Security	15,329	15,329	15,329	15,329	22,994	15,329	15,329	15,329	15,329	22,994	15,329	199,282	9.5%	195,508	1.9%	
5800	Janitorial	3,906	3,906	3,906	3,906	5,858	3,906	3,906	3,906	3,906	5,858	3,906	50,773	2.4%	50,582	0.4%	
	TOTAL	37,863	37,863	37,863	37,863	56,794	37,863	37,863	37,863	37,863	56,794	37,863	492,217	23.4%	483,996	1.7%	
CONTRACTS																	
6110	REA - Parking	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	2,502	30,024	1.4%	29,932	0.3%
6130	Pest Control	70	70	70	70	70	70	70	70	70	70	70	70	840	0.0%	840	0.0%
6170	HVAC - Serv. Agr. & Tower Chem.	2,684	775	775	2,684	775	2,684	775	775	2,684	775	775	775	16,935	0.8%	16,288	4.0%
6190	Trash Removal	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	13,560	0.6%	12,756	6.3%
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	10,654	10,654	10,654	10,654	10,654	10,654	10,654	11,293	11,293	11,293	11,293	11,293	130,405	6.2%	122,840	6.2%
6250	Elevator	9,979	9,979	10,378	10,378	10,378	10,378	10,378	10,378	10,378	10,378	10,378	10,378	123,740	5.9%	119,511	3.5%
6270	Window Cleaning	2,170	2,170	0	0	2,170	2,170	0	0	2,170	2,170	0	0	13,020	0.6%	12,900	0.9%
6290	Generator Maintenance	0	200	0	0	200	0	200	0	200	0	200	0	800	0.0%	800	0.0%
6330	Inspections	917	917	917	917	917	917	917	917	917	917	917	917	11,008	0.5%	10,728	2.6%
6350	Air Filters	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.1%	2,400	-16.7%
6370	Fire Alarm Maintenance	0	1,250	0	0	1,250	0	1,250	0	0	1,250	0	0	5,000	0.2%	5,000	0.0%
	TOTAL	30,576	29,757	27,036	28,445	30,156	29,566	28,805	27,986	29,846	31,254	28,986	28,036	350,452	16.7%	337,115	4.0%
MAINTENANCE AND REPAIR																	
6420	Security	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	5,124	17.1%
	Outsource R&M	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	28,200	1.3%	29,700	-5.1%
6440	Plumbing	750	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	9,000	0.0%
6450	Paint & Drywall	917	917	917	917	917	917	917	917	917	917	917	917	11,000	0.5%	12,000	-8.3%
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	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,500	-14.3%
6474	Garage Repairs	42	42	42	42	42	42	42	42	42	42	42	42	500	0.0%	1,500	-66.7%
6480	Mechanical Repairs	292	292	292	292	292	292	292	292	292	292	292	292	3,500	0.2%	2,500	40.0%
6489	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
	TOTAL	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	34,200	1.6%	34,824	-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	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	19,000	0.9%	17,000	11.8%	
6550	Janitorial	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,500	-5.9%	
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	13,000	0.6%	13,000	0.0%	
6590	Exercise Room	200	200	200	200	200	200	200	200	200	200	200	2,400	0.1%	2,400	0.0%	
6610	Lighting	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	7,000	-14.3%	
	TOTAL	4,033	4,033	4,033	4,033	4,033	4,033	4,033	4,033	4,033	4,033	4,033	48,400	2.3%	47,900	1.0%	
UTILITIES																	
6720	Gas	13,500	8,000	4,000	4,000	4,000	8,000	15,500	25,000	30,000	27,000	23,000	19,000	181,000	8.6%	170,500	6.2%
6740	Electricity	14,500	21,500	22,000	23,500	22,500	19,000	14,500	15,000	12,000	11,500	12,500	14,000	202,500	9.6%	190,000	6.6%
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	3.4%	72,000	0.0%
	TOTAL	34,000	35,500	32,000	33,500	32,500	33,000	36,000	46,000	48,000	44,500	41,500	39,000	455,500	21.7%	432,500	5.3%
ADMINISTRATIVE																	
7110	Phone & Communication	750	750	750	750	750	750	750	750	750	750	750	9,000	0.4%	9,000	0.0%	
7130	Legal	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%	9,000	33.3%	
7170	Audit, Elections & Tax Preparation	0	4,750	0	4,750	0	0	0	0	0	0	0	9,500	0.5%	8,500	11.8%	
7210	Computer Supplies & Maintenance	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	600	0.0%	
7230	Payroll Preparation	320	320	320	320	320	320	320	320	320	320	320	3,840	0.2%	3,600	6.7%	
7250	Office Supplies	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	7,000	-14.3%	
7270	Postage	133	133	133	133	133	133	133	133	133	133	133	1,600	0.1%	2,000	-20.0%	
7290	Other Administrative	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	8,880	0.4%	8,880	0.0%	
7330	Filters & Supplies	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	4,500	0.2%	4,500	0.0%	
7370	Access Cards	400	400	400	300	300	300	300	300	300	300	300	3,900	0.2%	3,900	0.0%	
	TOTAL	3,793	8,543	3,793	8,543	3,793	3,793	3,793	3,793	3,793	3,793	3,793	55,020	2.6%	52,180	5.4%	
TAXES AND INSURANCE																	
8110	Income Taxes	0	1,000	0	0	0	0	0	0	0	0	0	1,000	0.0%	1,005	0.0%	
8130	Payroll Taxes	4,023	4,023	4,023	4,023	6,034	4,023	4,023	4,023	4,023	6,034	4,023	52,298	2.5%	51,494	1.6%	
8150	City Lighting Assessment	0	0	0	0	0	0	1,600	0	0	0	0	1,600	0.1%	1,600	0.0%	
8170	Employee Health	9,301	9,301	9,301	9,301	7,097	7,097	7,097	7,097	7,097	7,097	7,097	93,979	4.5%	94,008	0.0%	
	Employee Withholding's	(1,860)	(1,860)	(1,860)	(1,860)	(1,419)	(1,419)	(1,419)	(1,419)	(1,419)	(1,419)	(1,419)	(18,795)	-0.9%	(18,801)	0.0%	
	Insurance	11,955	11,955	11,955	9,936	9,936	9,936	9,936	9,936	9,936	9,936	9,936	125,289	6.0%	125,289	0.0%	
	TOTAL	23,419	24,419	23,419	21,400	21,648	19,636	21,236	19,636	19,636	21,648	19,636	255,371	12.2%	254,695	0.3%	
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	50,000	2.4%	50,000	0.0%	
	Residential Replacement Reserve Transfer	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	16,335	196,020	9.3%	196,020	0.0%	
	Common Replacement Reserve Transfer	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	13,713	164,556	7.8%	164,556	0.0%	
	TOTAL	34,215	34,215	34,215	34,215	34,215	34,215	34,215	34,215	34,215	34,215	34,215	410,576	19.5%	410,576	0.0%	
													1,741,160				
	Total Expenses	170,749	177,180	165,210	170,849	185,990	164,957	168,796	176,377	180,236	178,145	193,819	169,426	2,101,736	100.0%	2,053,686	2.3%

Monthly Surplus / (Deficit)	4,346	(2,086)	9,885	4,245	(10,895)	10,138	6,299	(1,282)	(5,142)	(3,050)	(18,724)	5,668	(598)	0.03%	2,053,686	-100.0%
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Net Surplus/(Deficit) **(598)** **(6)**