

**AMERICAN TOWERS OWNERS ASSOCIATION**

2015-2016 Fiscal Year Operating Budget

March 25, 2015

ACCT NO.	DESCRIPTION	2015-2016												2014-2015			
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	% Change
<b>INCOME</b>																	
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	81.2%	1,709,902	0.0000%
	Est. Prior Years Surplus / (Deficit)	6,186												6,186		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	17.1%	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%	12,000	0.0%
4240	Water Shut Off Fees	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,000	0.0%
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%	1,000	0.0%
	Re-Imbursements	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,760	-8.7%
4510	Directory	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	360	-100.0%
4530	Filters & Supplies	83	83	83	83	83	83	83	83	83	83	83	83	1,000	0.0%	2,400	-58.3%
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	333	333	333	333	333	333	333	333	333	333	333	333	4,000	0.2%	3,000	33.3%
	<b>TOTAL</b>	<b>181,218</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>175,032</b>	<b>2,106,564</b>	<b>100.0%</b>	<b>2,101,138</b>	<b>0.3%</b>
<b>EXPENSES</b>																	
<b>PAYROLL</b>																	
5200	Administrative	8,996	8,996	8,996	8,996	13,494	8,996	8,996	8,996	8,996	13,494	8,996	8,996	116,946	5.6%	114,991	1.7%
5400	Maintenance	9,928	9,928	9,928	9,928	14,893	9,928	9,928	9,928	9,928	14,893	9,928	9,928	129,069	6.1%	127,171	1.5%
5600	Security	15,680	15,680	15,680	15,680	23,520	15,680	15,680	15,680	15,680	23,520	15,680	15,680	203,836	9.7%	199,282	2.3%
5800	Janitorial	3,954	3,954	3,954	3,954	5,931	3,954	3,954	3,954	3,954	5,931	3,954	3,954	51,403	2.4%	50,773	1.2%
	<b>TOTAL</b>	<b>38,558</b>	<b>38,558</b>	<b>38,558</b>	<b>38,558</b>	<b>57,837</b>	<b>38,558</b>	<b>38,558</b>	<b>38,558</b>	<b>38,558</b>	<b>57,837</b>	<b>38,558</b>	<b>38,558</b>	<b>501,254</b>	<b>23.8%</b>	<b>492,217</b>	<b>1.8%</b>
<b>CONTRACTS</b>																	
6110	REA - Parking	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	31,317	1.5%	30,024	4.3%
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	775	2,684	775	775	2,684	775	775	16,935	0.8%	16,935	0.0%
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%	13,560	0.0%
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	360	360	360	1,800	0.1%	1,800	0.0%
6230	TV Programming	11,165	11,165	11,165	11,165	11,165	11,165	11,165	11,835	11,835	11,835	11,835	11,835	136,660	6.5%	130,405	4.8%
6250	Elevator	10,289	9,979	10,598	10,598	10,598	10,598	10,598	10,598	10,598	10,598	10,598	10,598	126,245	6.0%	123,740	2.0%
6270	Window Cleaning	2,225	2,225	0	0	2,225	2,225	0	0	2,225	2,225	0	0	13,350	0.6%	13,020	2.5%
6290	Generator Maintenance	0	200	0	0	200	0	0	200	0	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%	11,008	0.0%
6350	Air Filters	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.1%	2,000	0.0%
6370	Fire Alarm Maintenance	0	1,000	0	0	1,000	0	0	1,000	0	0	1,000	0	4,000	0.2%	5,000	-20.0%
	<b>TOTAL</b>	<b>31,560</b>	<b>30,181</b>	<b>27,875</b>	<b>29,284</b>	<b>30,800</b>	<b>30,460</b>	<b>29,644</b>	<b>28,575</b>	<b>30,770</b>	<b>32,178</b>	<b>29,605</b>	<b>28,905</b>	<b>359,834</b>	<b>17.1%</b>	<b>350,452</b>	<b>2.7%</b>
<b>MAINTENANCE AND REPAIR</b>																	
6420	Security	583	583	583	583	583	583	583	583	583	583	583	583	7,000	0.3%	6,000	16.7%
	Outsource R&M	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	28,500	1.4%	28,200	1.1%
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	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%	11,000	9.1%
6471	Window Repairs	42	42	42	42	42	42	42	42	42	42	42	42	500	0.0%	1,200	-58.3%
6473	Electrical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0.0%
6474	Garage Repairs	83	83	83	83	83	83	83	83	83	83	83	83	1,000	0.0%	500	100.0%
6480	Mechanical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,500	-14.3%
6489	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
	<b>TOTAL</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>2,958</b>	<b>35,500</b>	<b>1.7%</b>	<b>34,200</b>	<b>3.8%</b>

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		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	% Change
<b>SUPPLIES AND EQUIPMENT</b>																	
6510	Maintenance	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	19,000	0.9%	19,000	0.0%	
6550	Janitorial	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,000	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	14,000	0.7%	13,000	7.7%	
6590	Exercise Room	125	125	125	125	125	125	125	125	125	125	125	1,500	0.1%	2,400	0.0%	
6610	Lighting	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	6,000	0.0%	
	<b>TOTAL</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>4,042</b>	<b>48,500</b>	<b>2.3%</b>	<b>48,400</b>	<b>0.2%</b>	
<b>UTILITIES</b>																	
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%	181,000	0.0%
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%	202,500	0.0%
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	72,000	3.4%	72,000	0.0%	
	<b>TOTAL</b>	<b>34,000</b>	<b>35,500</b>	<b>32,000</b>	<b>33,500</b>	<b>32,500</b>	<b>33,000</b>	<b>36,000</b>	<b>46,000</b>	<b>48,000</b>	<b>44,500</b>	<b>41,500</b>	<b>39,000</b>	<b>455,500</b>	<b>21.6%</b>	<b>455,500</b>	<b>0.0%</b>
<b>ADMINISTRATIVE</b>																	
7110	Phone & Communication	800	800	800	800	800	800	800	800	800	800	800	9,600	0.5%	9,000	6.7%	
7130	Legal	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	12,000	-75.0%	
7170	Audit, Elections & Tax Preparation	0	4,500	0	4,500	0	0	0	0	0	0	0	9,000	0.4%	9,500	-5.3%	
7210	Computer Supplies & Maintenance	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	600	0.0%	
7230	Payroll Preparation	350	350	350	350	350	350	350	350	350	350	350	4,200	0.2%	3,840	9.4%	
7250	Office Supplies	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	6,000	0.0%	
7270	Postage	133	133	133	133	133	133	133	133	133	133	133	1,600	0.1%	1,600	0.0%	
7290	Other Administrative	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,600	-16.7%	
	Reimbursed Expenses	850	850	850	750	750	750	750	750	750	750	750	9,300	0.4%	8,880	4.7%	
7330	Filters & Supplies	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	480	25.0%	
7350	Parking Validations	400	400	400	400	400	400	400	400	400	400	400	4,800	0.2%	4,500	6.7%	
7370	Access Cards	400	400	400	300	300	300	300	300	300	300	300	3,900	0.2%	3,900	0.0%	
	<b>TOTAL</b>	<b>3,183</b>	<b>7,683</b>	<b>3,183</b>	<b>7,583</b>	<b>3,083</b>	<b>3,083</b>	<b>3,083</b>	<b>3,083</b>	<b>3,083</b>	<b>3,083</b>	<b>3,083</b>	<b>46,300</b>	<b>2.2%</b>	<b>55,020</b>	<b>-15.8%</b>	
<b>TAXES AND INSURANCE</b>																	
8110	Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	1,000	0.0%	
8130	Payroll Taxes	4,097	4,097	4,097	4,097	6,145	4,097	4,097	4,097	4,097	6,145	4,097	53,258	2.5%	52,298	1.8%	
8150	City Lighting Assessment	0	0	0	0	0	1,600	0	0	0	0	0	1,600	0.1%	1,600	0.0%	
8170	Employee Health	5,928	5,928	5,928	5,928	6,224	6,224	6,224	6,224	6,224	6,224	6,224	73,503	3.5%	93,979	-21.8%	
	Employee Withholding's	(1,186)	(1,186)	(1,186)	(1,186)	(1,245)	(1,245)	(1,245)	(1,245)	(1,245)	(1,245)	(1,245)	(14,701)	-0.7%	(18,795)	-21.8%	
	Insurance	11,161	11,161	11,161	11,328	11,328	11,328	11,328	11,328	11,328	11,328	11,328	135,439	6.4%	125,289	8.1%	
	<b>TOTAL</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,167</b>	<b>22,453</b>	<b>20,404</b>	<b>22,004</b>	<b>20,404</b>	<b>20,404</b>	<b>22,453</b>	<b>20,404</b>	<b>249,100</b>	<b>11.8%</b>	<b>255,371</b>	<b>-2.5%</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	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%	
	<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>410,576</b>	<b>19.5%</b>	<b>410,576</b>	<b>0.0%</b>	
													<b>1,745,988</b>				
	<b>Total Expenses</b>	<b>168,516</b>	<b>173,137</b>	<b>162,831</b>	<b>170,307</b>	<b>187,888</b>	<b>166,720</b>	<b>170,504</b>	<b>177,835</b>	<b>182,030</b>	<b>179,939</b>	<b>195,693</b>	<b>171,165</b>	<b>2,106,564</b>	<b>100.0%</b>	<b>2,101,736</b>	<b>0.2%</b>
	<b>Monthly Surplus / (Deficit)</b>	<b>12,702</b>	<b>1,894</b>	<b>12,201</b>	<b>4,725</b>	<b>(12,856)</b>	<b>8,311</b>	<b>4,528</b>	<b>(2,804)</b>	<b>(6,999)</b>	<b>(4,907)</b>	<b>(20,661)</b>	<b>3,866</b>	<b>0</b>	<b>0.00%</b>	<b>2,101,736</b>	<b>-100.0%</b>
	<b>Net Surplus/(Deficit)</b>													<b>0</b>		<b>(598)</b>	