

AMERICAN TOWERS OWNERS ASSOCIATION

2016-2017 Fiscal Year Operating Budget

April 14, 2016

ACCT NO.	DESCRIPTION	2016-2017												2015-2016			
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	\$ Change
INCOME															2.9%		
4100	Assessments	146,682	146,682	146,682	146,682	146,682	146,682	146,682	146,682	146,682	146,682	146,682	146,682	1,760,184	81.9%	1,709,902	(50,282)
	Est. Prior Years Surplus / (Deficit)	0														6,186	6,186
	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	9.1%	196,020	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	7.7%	164,556	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	16.8%	360,576	0
4105	Allowance For Bad Debts	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(6,000)	-0.3%	(6,000)	0
4210	Late Charges	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	6,000	0
4220	Interest Income	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
4240	Water Shut Off Fees	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,000	0
4242	Ramp Parking	75	75	75	75	75	75	75	75	75	75	75	75	900	0.0%	900	0
4400	Miscellaneous Income – Fines	83	83	83	83	83	83	83	83	83	83	83	83	1,000	0.0%	1,000	0
	Re-Imbursements	667	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,000	0
4510	Directory	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0
4530	Filters & Supplies	83	83	83	83	83	83	83	83	83	83	83	83	1,000	0.0%	1,000	0
4550	Parking Validations	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0
4570	Access Cards	333	333	333	333	333	333	333	333	333	333	333	333	4,000	0.2%	4,000	0
	TOTAL	179,222	179,222	179,222	179,222	179,222	179,222	179,222	179,222	179,222	179,222	179,222	179,222	2,150,660	100.0%	2,106,564	(44,096)
EXPENSES																	
PAYROLL																	
5200	Administrative	8,708	8,708	8,708	8,708	13,062	8,708	8,708	8,708	8,708	13,062	8,708	8,708	113,200	5.3%	116,946	3,746
5400	Maintenance	10,183	10,183	10,183	10,183	15,275	10,183	10,183	10,183	10,183	15,275	10,183	10,183	132,382	6.2%	129,069	(3,313)
5600	Security	15,401	15,401	15,401	15,401	23,101	15,401	15,401	15,401	15,401	23,101	15,401	15,401	200,208	9.3%	203,836	3,628
5800	Janitorial	3,993	3,993	3,993	3,993	5,990	3,993	3,993	3,993	3,993	5,990	3,993	3,993	51,911	2.4%	51,403	(508)
	TOTAL	38,285	38,285	38,285	38,285	57,427	38,285	38,285	38,285	38,285	57,427	38,285	38,285	497,702	23.1%	501,254	3,552
CONTRACTS																	
6110	REA - Parking	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	2,628	31,541	1.5%	31,317	(224)
6130	Pest Control	76	76	76	76	76	76	76	76	76	76	76	76	912	0.0%	840	(72)
6170	HVAC - Serv. Agr. & Tower Chem.	2,606	775	775	2,606	775	775	2,606	775	775	2,606	775	775	16,623	0.8%	16,935	312
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
6210	Decorative Plants	220	220	220	220	220	220	220	220	220	220	220	220	2,640	0.1%	1,320	(1,320)
6220	Landscaping	360	0	0	0	0	360	360	0	0	360	360	360	1,800	0.1%	1,800	0
6230	TV Programming	11,728	11,728	11,728	11,728	11,728	11,728	11,728	11,728	11,728	11,728	11,728	11,728	140,737	6.5%	136,660	(4,077)
6250	Elevator	10,565	10,565	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	10,829	129,421	6.0%	126,245	(3,176)
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%	13,350	0
6290	Generator Maintenance	0	200	0	0	200	0	0	200	0	0	200	0	800	0.0%	800	0
6330	Inspections	917	917	917	917	917	917	917	917	917	917	917	917	11,008	0.5%	11,008	0
6350	Air Filters	0	0	500	0	0	500	0	0	500	0	0	500	2,000	0.1%	2,000	0
6370	Fire Alarm Maintenance	0	1,000	0	0	1,000	0	0	1,000	0	1,000	0	0	4,000	0.2%	4,000	0
	TOTAL	32,456	31,465	28,804	30,135	31,729	31,389	30,495	29,504	31,029	32,360	29,864	29,164	368,392	17.1%	359,835	(8,557)
MAINTENANCE AND REPAIR																	
6420	Security	583	583	583	583	583	583	583	583	583	583	583	583	7,000	0.3%	7,000	0
	Outsource R&M	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	30,500	1.4%	28,500	(2,000)
6440	Plumbing	833	833	833	833	833	833	833	833	833	833	833	833	10,000	0.5%	9,000	(1,000)
6450	Paint & Drywall	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%	12,000	(1,000)
6471	Window Repairs	42	42	42	42	42	42	42	42	42	42	42	42	500	0.0%	500	0
6473	Electrical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0
6474	Garage Repairs	83	83	83	83	83	83	83	83	83	83	83	83	1,000	0.0%	1,000	0
6480	Mechanical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0
6489	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0
	TOTAL	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	37,500	1.7%	35,500	(2,000)

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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%	19,000	0	
6550	Janitorial	667	667	667	667	667	667	667	667	667	667	667	8,000	0.4%	8,000	0	
6570	Pool & Soft Water Chemicals	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	0.7%	14,000	(1,000)	
6590	Exercise Room	125	125	125	125	125	125	125	125	125	125	125	1,500	0.1%	1,500	0	
6610	Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	6,000	6,000	
TOTAL		3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	43,500	2.0%	48,500	5,000	
UTILITIES																	
6720	Gas	13,000	8,000	3,500	3,500	4,000	6,000	13,000	25,000	30,000	27,000	23,000	18,000	174,000	8.1%	181,000	7,000
6740	Electricity	17,000	21,500	23,000	23,500	22,500	19,500	15,500	15,000	13,000	11,500	12,500	15,000	209,500	9.7%	202,500	(7,000)
6760	Water & Sewer	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000	4.2%	72,000	(18,000)
TOTAL		37,500	37,000	34,000	34,500	34,000	33,000	36,000	47,500	50,500	46,000	43,000	40,500	473,500	22.0%	455,500	(18,000)
ADMINISTRATIVE																	
7110	Phone & Communication	875	875	875	875	875	875	875	875	875	875	875	10,500	0.5%	9,600	(900)	
7130	Legal	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	3,000	(3,000)	
7170	Audit, Elections & Tax Preparation	0	4,500	0	4,500	0	0	0	0	0	0	0	9,000	0.4%	9,000	0	
7210	Computer Supplies & Maintenance	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	600	0	
7230	Payroll Preparation	350	350	350	350	350	350	350	350	350	350	350	4,200	0.2%	4,200	0	
7250	Office Supplies	500	500	500	500	500	500	500	500	500	500	500	6,000	0.3%	6,000	0	
7270	Postage	150	150	150	150	150	150	150	150	150	150	150	1,800	0.1%	1,600	(200)	
7290	Other Administrative	250	250	250	250	250	250	250	250	250	250	250	3,000	0.1%	3,000	0	
	Reimbursed Expenses	850	850	850	750	750	750	750	750	750	750	750	9,300	0.4%	9,300	0	
7330	Filters & Supplies	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	600	0	
7350	Parking Validations	400	400	400	400	400	400	400	400	400	400	400	4,800	0.2%	4,800	0	
7370	Access Cards	400	400	400	300	300	300	300	300	300	300	300	3,900	0.2%	3,900	0	
TOTAL		3,525	8,025	3,525	7,925	3,425	3,425	3,425	3,425	3,425	3,425	3,425	50,400	2.3%	46,300	(4,100)	
TAXES AND INSURANCE																	
8110	Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0	
8130	Payroll Taxes	4,068	4,068	4,068	4,068	6,102	4,068	4,068	4,068	4,068	4,068	6,102	4,068	52,881	2.5%	53,258	377
8150	City Lighting Assessment	0	0	0	0	0	0	1,600	0	0	0	0	1,600	0.1%	1,600	0	
8170	Employee Health	7,697	7,697	7,697	7,697	8,082	8,082	8,082	8,082	8,082	8,082	8,082	8,082	95,448	4.4%	73,503	(21,945)
	Employee Withholding's	(1,539)	(1,539)	(1,539)	(1,539)	(1,616)	(1,616)	(1,616)	(1,616)	(1,616)	(1,616)	(1,616)	(1,616)	(19,090)	-0.9%	(14,701)	4,389
	Insurance	11,335	11,335	11,335	11,505	11,505	11,505	11,505	11,505	11,505	11,505	11,505	11,505	137,547	6.4%	135,439	(2,108)
TOTAL		21,560	21,560	21,560	21,730	24,072	22,038	23,638	22,038	22,038	22,038	24,072	22,038	268,386	12.5%	249,099	(19,287)
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
	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	16,335	196,020	9.1%	196,020	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	13,713	164,556	7.7%	164,556	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	19.1%	410,576	0	
Total Expenses		174,290	177,300	167,139	173,540	191,618	169,102	172,807	181,717	186,242	183,072	198,753	174,377	2,149,956	100.0%	2,106,564	(43,392)
Monthly Surplus / (Deficit)		4,931	1,922	12,083	5,682	(12,396)	10,120	6,414	(2,495)	(7,020)	(3,851)	(19,531)	4,845	704	-0.03%	2,106,564	704
													Net Surplus/(Deficit)	704	0		
														-0.04%			