

**AMERICAN TOWERS OWNERS ASSOCIATION**  
**2017-2018 Fiscal Year Operating Budget**  
**April 12, 2017**

ACCT NO.	DESCRIPTION	2017-2018												2016-2017			
		May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Total	% of Total	Budget	\$ Change
<b>INCOME</b>																	
4100	Assessments	146,717	146,717	146,717	146,717	146,717	146,717	146,717	146,717	146,717	146,717	146,717	146,717	1,760,604	81.9%	1,760,184	(420)
	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	9.1%	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
	<b>TOTAL</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>179,257</b>	<b>2,151,080</b>	<b>100.0%</b>	<b>2,150,660</b>	<b>(420)</b>
<b>EXPENSES</b>																	
<b>PAYROLL</b>																	
5200	Administrative	8,789	8,789	8,789	8,789	13,184	8,789	8,789	8,789	8,789	13,184	8,789	8,789	114,260	5.3%	113,200	(1,060)
5400	Maintenance	10,283	10,283	10,283	10,283	15,425	10,283	10,283	10,283	10,283	15,425	10,283	10,283	133,681	6.2%	132,382	(1,299)
5600	Security	15,554	15,554	15,554	15,554	23,331	15,554	15,554	15,554	15,554	23,331	15,554	15,554	202,202	9.4%	200,208	(1,994)
5800	Janitorial	4,093	4,093	4,093	4,093	6,139	4,093	4,093	4,093	4,093	6,139	4,093	4,093	53,208	2.5%	51,911	(1,297)
	<b>TOTAL</b>	<b>38,719</b>	<b>38,719</b>	<b>38,719</b>	<b>38,719</b>	<b>58,079</b>	<b>38,719</b>	<b>38,719</b>	<b>38,719</b>	<b>38,719</b>	<b>58,079</b>	<b>38,719</b>	<b>38,719</b>	<b>503,351</b>	<b>23.4%</b>	<b>497,701</b>	<b>(5,650)</b>
<b>CONTRACTS</b>																	
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%	31,541	0
6130	Pest Control	79	79	79	79	79	79	79	79	79	79	79	79	948	0.0%	912	(36)
6170	HVAC - Serv. Agr. & Tower Chem.	2,606	775	775	2,606	775	2,606	775	775	2,606	775	775	775	16,623	0.8%	16,623	0
6190	Trash Removal	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	14,544	0.7%	13,560	(984)
6210	Decorative Plants	220	220	220	220	220	220	220	220	220	220	220	220	2,640	0.1%	2,640	0
6220	Landscaping	600	0	0	0	0	600	600	0	0	600	600	600	3,000	0.1%	1,800	(1,200)
6230	TV Programming	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	141,252	6.6%	140,737	(515)
6250	Elevator	10,881	10,881	11,153	11,153	11,153	11,153	11,153	11,153	11,153	11,153	11,153	11,153	133,292	6.2%	129,421	(3,871)
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
	<b>TOTAL</b>	<b>33,139</b>	<b>31,909</b>	<b>29,256</b>	<b>30,586</b>	<b>32,181</b>	<b>32,081</b>	<b>31,186</b>	<b>29,956</b>	<b>31,481</b>	<b>32,811</b>	<b>30,556</b>	<b>29,856</b>	<b>374,998</b>	<b>17.4%</b>	<b>368,392</b>	<b>(6,606)</b>
<b>MAINTENANCE AND REPAIR</b>																	
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%	30,500	0
6440	Plumbing	833	833	833	833	833	833	833	833	833	833	833	833	10,000	0.5%	10,000	0
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%	13,000	0
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
	<b>TOTAL</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>3,125</b>	<b>37,500</b>	<b>1.7%</b>	<b>37,500</b>	<b>0</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	
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	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	0.7%	15,000	(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	42	42	42	42	42	42	42	42	42	42	42	500	0.0%	0	(500)	
<b>TOTAL</b>		<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>3,750</b>	<b>45,000</b>	<b>2.1%</b>	<b>43,500</b>	<b>(1,500)</b>	
<b>UTILITIES</b>																	
6720	Gas	10,500	9,000	3,500	3,500	4,000	4,000	11,000	16,000	19,500	18,000	14,000	14,000	127,000	5.9%	174,000	47,000
6740	Electricity	18,000	21,500	24,000	24,000	23,000	20,000	18,000	16,000	14,000	13,000	13,000	17,000	221,500	10.3%	209,000	(12,500)
6760	Water & Sewer	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	93,000	4.3%	90,000	(3,000)	
<b>TOTAL</b>		<b>36,250</b>	<b>38,250</b>	<b>35,250</b>	<b>35,250</b>	<b>34,750</b>	<b>31,750</b>	<b>36,750</b>	<b>39,750</b>	<b>41,250</b>	<b>38,750</b>	<b>34,750</b>	<b>38,750</b>	<b>441,500</b>	<b>20.5%</b>	<b>473,000</b>	<b>31,500</b>
<b>ADMINISTRATIVE</b>																	
7110	Phone & Communication	875	875	875	875	875	875	875	875	875	875	875	10,500	0.5%	10,500	0	
7130	Legal	600	600	600	600	600	600	600	600	600	600	600	7,200	0.3%	6,000	(1,200)	
7170	Audit, Elections & Tax Preparation	0	7,500	0	7,500	0	0	0	0	0	0	0	15,000	0.7%	9,000	(6,000)	
7210	Computer Supplies & Maintenance	50	50	50	50	50	50	50	50	50	50	50	600	0.0%	600	0	
7230	Payroll Preparation	400	400	400	400	400	400	400	400	400	400	400	4,800	0.2%	4,200	(600)	
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%	1,800	0	
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	
<b>TOTAL</b>		<b>3,675</b>	<b>11,175</b>	<b>3,675</b>	<b>11,075</b>	<b>3,575</b>	<b>3,575</b>	<b>3,575</b>	<b>3,575</b>	<b>3,575</b>	<b>3,575</b>	<b>3,575</b>	<b>58,200</b>	<b>2.7%</b>	<b>50,400</b>	<b>(7,800)</b>	
<b>TAXES AND INSURANCE</b>																	
8110	Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0	
8130	Payroll Taxes	4,114	4,114	4,114	4,114	6,171	4,114	4,114	4,114	4,114	4,114	6,171	4,114	53,481	2.5%	52,389	(1,092)
8150	City Lighting Assessment	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	1,600	1,600	
8170	Employee Health	8,740	8,740	8,740	8,740	9,177	9,177	9,177	9,177	9,177	9,177	9,177	9,177	108,376	5.0%	95,448	(12,928)
	Employee Withholding's	(1,748)	(1,748)	(1,748)	(1,748)	(1,835)	(1,835)	(1,835)	(1,835)	(1,835)	(1,835)	(1,835)	(1,835)	(21,675)	-1.0%	(19,090)	2,585
	Insurance	11,477	11,477	11,477	11,649	11,649	11,649	11,649	11,649	11,649	11,649	11,649	11,649	139,273	6.5%	137,547	(1,726)
<b>TOTAL</b>		<b>22,583</b>	<b>22,583</b>	<b>22,583</b>	<b>22,755</b>	<b>25,162</b>	<b>23,105</b>	<b>23,105</b>	<b>23,105</b>	<b>23,105</b>	<b>23,105</b>	<b>25,162</b>	<b>23,105</b>	<b>279,455</b>	<b>13.0%</b>	<b>267,894</b>	<b>(11,561)</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	2.3%	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	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	164,556	7.7%	164,556	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>19.1%</b>	<b>410,576</b>	<b>0</b>	
<b>Total Expenses</b>		<b>175,456</b>	<b>183,726</b>	<b>170,573</b>	<b>179,476</b>	<b>194,836</b>	<b>170,319</b>	<b>174,425</b>	<b>176,194</b>	<b>179,219</b>	<b>178,050</b>	<b>193,211</b>	<b>175,094</b>	<b>2,150,580</b>	<b>100.0%</b>	<b>2,148,963</b>	<b>(1,617)</b>
<b>Monthly Surplus / (Deficit)</b>		<b>3,800</b>	<b>(4,469)</b>	<b>8,684</b>	<b>(219)</b>	<b>(15,579)</b>	<b>8,937</b>	<b>4,832</b>	<b>3,062</b>	<b>37</b>	<b>1,207</b>	<b>(13,954)</b>	<b>4,162</b>	<b>500</b>	<b>-0.02%</b>	<b>2,148,963</b>	<b>(1,197)</b>
													<b>500</b>		<b>1,697</b>		
														<b>-0.03%</b>			