

**Park Ave. Lofts
Proposed Operating Budget
January 1, 2009 To December 31, 2009**

Acct #	Revenue	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
4010	Operating Dues	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	12,540.00	150,480.00
	Operating Reserve Dues	-	-	-	-	-	-	-	-	-	-	-	-	-
	Comm Reserve Dues	-	-	-	-	-	-	-	-	-	-	-	-	-
4020	Commercial Dues	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	4,508.93	54,107.16
4035	Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Revenue	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	17,048.93	204,587.16
	Expenses													
	Administrative													
8000	Legal Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8010	Management Fee	2,166.83	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	26,000.20
8025	Insurance	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	1,391.67	16,700.04
8026	Unit Insurance	-	-	-	6,500.00	-	-	-	-	-	-	-	-	6,500.00
8030	Interest Expense Unut 101	361.96	833.77	568.70	627.05	604.71	622.54	600.32	617.97	615.73	593.68	611.07	589.14	7,246.64
8035	Postage	50.00	-	-	50.00	-	-	50.00	-	-	50.00	-	-	200.00
8047	Tax Returns	-	-	-	507.00	-	-	-	-	-	-	-	-	507.00
8050	Property Taxes	-	1,300.00	-	-	-	-	-	-	-	-	-	-	1,300.00
8055	Administravtive Expense	-	-	-	2,800.00	-	-	-	-	-	-	-	-	2,800.00
8056	Website	-	-	-	-	-	-	-	-	-	-	-	-	-
	Repair & Maintenance													
8100	Repair & Maintenance	400.00	800.00	900.00	800.00	100.00	800.00	500.00	500.00	300.00	1,000.00	1,500.00	800.00	8,400.00
8101	General Supplies	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
8102	Common Area Upkeep	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8105	R & M Spa & Pool	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8110	R & M Elevator	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00
	Operations													
8200	Snow Removal	150.00	150.00	150.00	150.00	-	-	-	-	-	-	-	150.00	750.00
8205	General Landscaping	-	-	-	-	300.00	200.00	500.00	100.00	-	100.00	-	-	1,200.00
8210	Fire & Low Temp Monitoring	-	400.00	-	-	400.00	-	-	400.00	-	-	400.00	-	1,600.00
8220	Window Cleaning	-	-	-	-	-	1,300.00	-	-	-	1,000.00	-	-	2,300.00
8225	Mech Systems Service Agreement	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
8230	Elevator Service Agreement	-	1,300.00	-	-	1,300.00	-	-	1,300.00	-	-	1,300.00	-	5,200.00
8235	Carpert Cleaning	-	-	-	-	-	2,500.00	-	-	-	-	-	-	2,500.00
	Utilities													
8300	Electric & Gas	10,908.00	9,254.00	9,020.00	9,005.00	7,085.00	2,953.00	2,334.00	2,500.00	2,404.00	2,118.00	4,989.00	8,155.00	70,725.00
8305	Cable	1,456.00	1,456.00	1,456.00	1,456.00	1,456.00	1,456.00	1,570.00	1,570.00	1,570.00	1,570.00	1,570.00	1,570.00	18,156.00
8310	Sewer	2,115.00	-	-	2,115.00	-	-	2,115.00	-	-	2,115.00	-	-	8,460.00
8315	Telephone	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,680.00
8320	Water	342.72	-	630.72	630.72	-	-	630.72	630.72	-	-	630.72	-	3,496.32
8325	Trash	538.92	538.92	538.92	367.20	189.00	189.00	196.56	196.56	196.56	196.56	367.20	367.20	3,882.60
2200	Principal on Unit 101	319.34	117.53	382.60	324.25	346.59	328.76	350.98	333.33	335.57	357.62	340.23	362.16	3,898.96
	Total Expenses	21,310.44	20,768.56	18,265.28	29,950.56	16,399.64	14,967.64	13,465.92	12,766.92	10,040.20	13,719.20	16,326.56	16,611.84	204,592.76
	Previous Year Loss	-	-	-	-	-	-	-	-	-	-	-	-	-
7200	Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
	Mo. Profit/ Loss	(4,261.51)	(3,719.63)	(1,216.35)	(12,901.63)	649.29	2,081.29	3,583.01	4,282.01	7,008.73	3,329.73	722.37	437.09	(5.60)
	Balance	(4,261.51)	(7,981.14)	(9,197.49)	(22,099.12)	(21,449.83)	(19,368.54)	(15,785.53)	(11,503.52)	(4,494.79)	(1,165.06)	(442.69)	(5.60)	