

**Park Ave. Lofts
Proposed Operating Budget
January 1, 2011 To December 31, 2011**

Acct #	Revenue	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
4010	Operating Dues	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	12,778.00	153,336.00
	Operating Reserve Dues	771.73	771.73	771.73	771.73	771.73	771.73	771.73	771.73	771.73	771.73	771.73	771.73	9,260.76
	Comm Reserve Dues	273.98	273.98	273.98	273.98	273.98	273.98	273.98	273.98	273.98	273.98	273.98	273.98	3,287.76
4020	Commercial Dues	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	3,320.91	39,850.87
4030	Late fees	-	-	-	-	-	-	-	-	-	-	-	-	-
4035	Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
4055	Misc Income	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Revenue	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	17,144.62	205,735.39

Expenses															
Administrative															
8000	Legal Fees	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	56.00	650.00	
8010	Management Fee	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	2,383.34	28,600.08	
8025	Insurance	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	1091.03	13,092.36	
8026	Unit Insurance	-	-	7,829.80	-	-	-	-	-	-	-	-	-	7,829.80	
8030	Interest Expense Unut 101	542.06	539.31	501.93	533.51	513.59	527.76	507.98	521.94	519.04	499.49	513.10	493.70	6,213.41	
8035	Postage	-	30.00	-	-	-	-	-	-	-	30.00	-	-	60.00	
8047	Tax Returns	-	-	-	-	-	-	-	520.00	-	-	-	-	520.00	
8050	Property Taxes	-	-	1,203.38	-	-	-	-	-	-	-	-	-	1,203.38	
8055	Administrative Expense	10.00	110.00	110.00	1,100.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	2,210.00	

Repair & Maintenance															
8100	Repair & Maintenance	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	
8101	General Supplies	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	696.00	
8105	R & M Spa & Pool	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	
8110	R & M Elevator	-	100.00	-	600.00	100.00	100.00	-	100.00	100.00	-	-	100.00	1,200.00	

Operations															
8200	Snow Removal	100.00	200.00	200.00	-	-	-	-	-	-	-	-	200.00	700.00	
8205	General Landscaping	-	-	-	200.00	200.00	400.00	200.00	200.00	-	-	-	-	1,200.00	
8210	Fire & Low Temp Monitoring	-	400.00	-	-	400.00	-	-	400.00	-	-	400.00	-	1,600.00	
8220	Window Cleaning	-	-	-	-	-	1,000.00	-	-	-	-	-	-	1,000.00	
8225	Mech Systems Service Agreement	558.00	558.00	558.00	558.00	558.00	558.00	558.00	558.00	558.00	558.00	558.00	558.00	6,696.00	
8230	Elevator Service Agreement	-	1,540.49	-	643.65	1,540.49	-	-	1,540.49	-	-	1,540.49	-	6,805.61	
8235	Carpert Cleaning	-	-	-	-	-	2,000.00	-	-	-	-	-	-	2,000.00	

Utilities															
8300	Electric & Gas	6,822.22	8,119.73	6,953.29	14,040.39	4,819.90	1,492.54	1,004.18	1,879.89	2,640.00	2,637.26	2,860.00	3,428.30	56,697.70	
8305	Cable	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	1,867.92	22,415.05	
8310	Sewer	2,139.00	-	-	2,139.00	-	-	2,139.00	-	-	2,139.00	-	-	8,556.00	
8315	Telephone	69.62	68.60	69.34	69.76	68.41	68.00	69.29	70.71	71.40	71.40	71.40	71.40	839.32	
8320	Water	644.76	-	789.57	-	650.44	-	650.44	-	650.44	-	680.74	-	4,066.40	
8325	Trash	535.00	546.00	546.00	376.00	192.00	192.00	227.00	192.00	192.00	192.00	192.00	535.00	3,917.00	

2200	Principal on Unit 101	642.06	539.31	501.93	533.51	513.59	527.76	507.98	521.94	519.04	499.49	513.10	493.70	6,313.41
	Total Expenses	18,192.01	18,880.72	25,392.53	26,923.11	15,795.72	13,105.34	12,103.16	12,744.26	11,489.21	12,865.93	13,568.12	12,121.40	193,181.52

Previous Year Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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7200	Reserve Fund	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	1,045.71	12,548.52
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Mo. Profit/ Loss	(2,093.10)	(2,781.82)	(9,293.63)	(10,824.21)	303.19	2,993.56	3,995.74	3,354.65	4,609.69	3,232.97	2,530.79	3,977.51	5.35
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Balance	(2,093.10)	(4,874.92)	(14,168.55)	(24,992.76)	(24,689.56)	(21,696.00)	(17,700.26)	(14,345.61)	(9,735.92)	(6,502.95)	(3,972.16)	5.35
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10% for commercial unit

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4,564.33	5,195.67
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