Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
REVENUE							
4010-00-00 Maintenance Fee Income	$38,002.97	$38,002.92	$0.05	$38,002.97	$38,002.92	$0.05	$456,035.00
4020-00-00 Operating Interest Income	6.19	-	6.19	6.19	-	6.19	-
4025-00-00 Reserve Interest Income	67.26	-	67.26	67.26	-	67.26	-
4030-00-00 Late Fee Income	80.62	-	80.62	80.62	-	80.62	-
4060-00-00 Rental/Rev/Lease/App Fees	185.00	-	185.00	185.00	-	185.00	-
Total REVENUE	$38,342.04	$38,002.92	$339.12	$38,342.04	$38,002.92	$339.12	$456,035.00
Total OPERATING INCOME	**$38,342.04**	**$38,002.92**	**$339.12**	**$38,342.04**	**$38,002.92**	**$339.12**	**$456,035.00**
OPERATING EXPENSE							
PAYROLL EXPENSE							
5040-00-00 Maintenance	1,726.40	2,715.83	989.43	1,726.40	2,715.83	989.43	32,590.00
5041-00-00 Maint. PR Taxes & benefits	565.23	1,194.58	629.35	565.23	1,194.58	629.35	14,335.00
Total PAYROLL EXPENSE	$2,291.63	$3,910.41	$1,618.78	$2,291.63	$3,910.41	$1,618.78	$46,925.00
ADMINISTRATIVE EXPENSE							
5105-00-00 Accounting - CPA/Tax Prep	-	62.50	62.50	-	62.50	62.50	750.00
5119-00-00 Financial Services	533.35	533.33	(0.02)	533.35	533.33	(0.02)	6,400.00
5125-00-00 Division Fees	-	22.00	22.00	-	22.00	22.00	264.00
5135-00-00 Federal, State & Local Taxes	-	291.67	291.67	-	291.67	291.67	3,500.00
5140-00-00 Legal & Professional Fees	332.00	333.33	1.33	332.00	333.33	1.33	4,000.00
5145-00-00 Licenses, Permits & Fees	-	125.00	125.00	-	125.00	125.00	1,500.00
5155-00-00 Office & Administrative	442.45	483.33	40.88	442.45	483.33	40.88	5,800.00
5161-00-00 Planned Events	-	8.33	8.33	-	8.33	8.33	100.00
Total ADMINISTRATIVE EXPENSE	$1,307.80	$1,859.49	$551.69	$1,307.80	$1,859.49	$551.69	$22,314.00
UTILITY EXPENSE							
5210-00-00 Electricity	3,481.24	5,833.33	2,352.09	3,481.24	5,833.33	2,352.09	70,000.00
5225-00-00 Gas	380.39	333.33	(47.06)	380.39	333.33	(47.06)	4,000.00
5230-00-00 Telephone	121.47	166.67	45.20	121.47	166.67	45.20	2,000.00
5251-00-00 Water & Sewer	3,665.06	3,500.00	(165.06)	3,665.06	3,500.00	(165.06)	42,000.00
5262-00-00 Recycling	81.00	66.67	(14.33)	81.00	66.67	(14.33)	800.00
Total UTILITY EXPENSE	$7,729.16	$9,900.00	$2,170.84	$7,729.16	$9,900.00	$2,170.84	$118,800.00
REPAIRS & MAINTENANCE EXPENSE							
5330-00-00 Building & Exterior	824.74	1,583.33	758.59	824.74	1,583.33	758.59	19,000.00
5375-00-00 Elevator Monitoring	-	379.17	379.17	-	379.17	379.17	4,550.00
5376-00-00 Elevator Maintenance	4,216.50	1,083.33	(3,133.17)	4,216.50	1,083.33	(3,133.17)	13,000.00
5400-00-00 Fire Alarm & Equipment	561.75	250.00	(311.75)	561.75	250.00	(311.75)	3,000.00
5401-00-00 Fire Alarm Monitoring	577.80	208.33	(369.47)	577.80	208.33	(369.47)	2,500.00
5532-00-00 Pool Maint & Repairs	430.52	416.67	(13.85)	430.52	416.67	(13.85)	5,000.00
5720-00-00 Landscaping	-	500.00	500.00	-	500.00	500.00	6,000.00
Total REPAIRS & MAINTENANCE EXPENS	$6,611.31	$4,420.83	($2,190.48)	$6,611.31	$4,420.83	($2,190.48)	$53,050.00
INSURANCE							
6040-00-00 Insurance Expense	7,536.84	8,333.33	796.49	7,536.84	8,333.33	796.49	100,000.00
Total INSURANCE	$7,536.84	$8,333.33	$796.49	$7,536.84	$8,333.33	$796.49	$100,000.00
RESERVE FUNDING							
7520-00-00 Building & Grounds	1,585.50	1,585.50	-	1,585.50	1,585.50	-	19,026.00
7556-00-00 Deferred Maintenace	3,857.58	3,857.58	-	3,857.58	3,857.58	-	46,291.00
7580-00-00 Elevators	74.00	74.00	-	74.00	74.00	-	888.00
7690-00-00 Paving	113.00	113.00	-	113.00	113.00	-	1,356.00
7700-00-00 Pool	30.17	30.17	-	30.17	30.17	-	362.00
7752-00-00 Roof - Condos	2,725.00	2,725.00	-	2,725.00	2,725.00	-	32,700.00
7755-00-00 Roof - Aux Bldgs	833.33	833.33	-	833.33	833.33	-	10,000.00
7795-00-00 Undergr. water lines-new comp	266.67	266.67	-	266.67	266.67	-	3,200.00
7800-00-00 Reserve Interest - Contrib	67.26	-	(67.26)	67.26	-	(67.26)	-
7807-00-00 Water Heaters	93.58	93.58	-	93.58	93.58	-	1,123.00
Total RESERVE FUNDING	$9,646.09	$9,578.83	($67.26)	$9,646.09	$9,578.83	($67.26)	$114,946.00
Total OPERATING EXPENSE	**$35,122.83**	**$38,002.89**	**$2,880.06**	**$35,122.83**	**$38,002.89**	**$2,880.06**	**$456,035.00**
Net Income:	**$3,219.21**	**$0.03**	**$3,219.18**	**$3,219.21**	**$0.03**	**$3,219.18**	**$0.00**