

WELLINGTON III CONDO ASSOCIATION
2013 APPROVED BUDGET

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	BUDGET
INCOME													
Association Dues	27146	27146	27146	27146	27146	27146	27146	27146	27146	27146	27146	27146	\$ 325,752
Interest Income	15	15	15	15	15	15	15	15	15	15	15	15	\$ 180
TOTAL INCOME	27161	\$ 325,932											
EXPENSES													
Janitorial - Common Areas	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500	\$ 54,000
Janitorial Supplies	530	530	530	530	530	530	530	530	530	530	530	530	\$ 6,360
Janitorial - Windows	0	900			900			900	0	900	1100	0	\$ 4,700
Elevator - Contract	941	0	530	941	0	530	941	530	250	941	0	0	\$ 5,604
Repairs - HVAC	575			575			575			30	575		\$ 2,330
Building Maintenance	900	900	900	900	900	900	900	900	900	900	900	900	\$ 10,800
Roof Repair	75	75	75	75	75	75	75	75	75	75	75	75	\$ 900
Landscaping	0	0	0	700	700	700	700	700	700	700	700	0	\$ 5,600
Landscape Repairs	0	0	250	500	100	100	100	100	100	100	100	0	\$ 1,450
Parking Lot / Sweeping	170	170	170	170	170	170	170	170	170	170	170	170	\$ 2,040
Snow Removal	1000	800	200	0	0	0	0	0	0	0	0	1200	\$ 3,200
Pest Control	0	0	0	0	200	0	0	0	200	0	0	0	\$ 400
Grounds	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400
Security - Contract	257	257	257	257	257	257	257	257	257	257	257	257	\$ 3,084
Alarm Line	120	56	56	56	56	56	56	56	56	56	56	56	\$ 736
Gas / Electric	4600	4700	4500	4500	4700	4900	5700	6200	6000	5900	4950	4950	\$ 61,600
Water	160	140	115	115	140	150	400	500	625	560	400	200	\$ 3,505
Sewer	49	49	49	49	49	49	49	49	49	49	49	49	\$ 588
Trash	635	640	700	715	725	715	715	735	725	725	730	775	\$ 8,535
TOTAL COMMON AREA	14712	13917	13032	14783	14202	13832	15868	16402	15337	16593	15292	13862	\$ 177,832
ADMINISTRATIVE													
Legal	100	100	150	100	100	100	100	100	100	100	100	100	\$ 1,250
Tax Preparation			175										\$ 175
Management	600	\$ 7,200											
Office Expense	13	13	13	13	13	13	13	13	13	13	50	15	\$ 195
Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	\$ -
TOTAL ADMIN	713	713	938	713	750	715	\$ 8,820						
TOTAL OPERATING EXPENSES	15425	14630	13970	15496	14915	14545	16581	17115	16050	17306	16042	14577	\$ 186,652
INSURANCE & TAXES													
Property Taxes	0	30000	0	0	0	30000	0	0	0	0	0	0	\$ 60,000
Insurance	0	5600	1500	0	0	0	0	0	0	0	0	0	\$ 7,100
TOTAL INSURANCE	0	35600	1500	0	0	30000	0	0	0	0	0	0	\$ 67,100

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CAPITAL EXPENSE													
Capital Reserves - Interior Building Improvements	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	\$ 72,000
													\$ -
TOTAL CAPITAL	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000	\$ 72,000
TOTAL EXPENSES	21425	56230	21470	21496	20915	50545	22581	23115	22050	23306	22042	20577	\$ 325,752
NET INCOME	5736	-29069	5691	5665	6246	-23384	4580	4046	5111	3855	5119	6584	\$ 180

Units	Owner	Current Month %	Proposed Mon	27146
101, 102, 203	Sagebrush	\$6,551.87	24.56%	\$6,667.06
103, 106	Rottman-Grey	\$5,172.67	19.39%	\$5,263.61
104, 105	C/N	\$4,044.23	15.16%	\$4,115.33
201, 202	Scott	\$4,012.22	15.04%	\$4,082.76
204	Janson	\$2,689.05	10.08%	\$2,736.33
205	Colosimo	\$1,672.65	6.27%	\$1,702.06
206	Feghali	\$2,534.31	9.50%	\$2,578.86
		<u>\$26,677.00</u>	<u>100.00%</u>	<u>\$27,146.00</u>