

1747 Pearl St.	Per unit			Per unit
2019 Actuals and 2020 Budget	per month			per month
	310	Projected		310
	2019	Actuals	Variance from	2020
OPERATING INCOME	Budget		2019 Budget	Budget
Maintenance Fees	89,280	89,280	0	89,280
Late Fees	50	25	25	25
Intrest Income	5	0	5	0
Misc Income	0	0	0	0
Transfer to Reserves	(13644)	(13,644)	0	(14,268)
TOTAL OPERATING INCOME	75,691	75,661	30	75,037
OPERATING EXPENSES				
	2019	Projected	Variance from	2020
ADMINISTRATIVE EXPENSES	Budget	Actuals	2018 Budget	Budget
Management Fees	11,400	11,400	0	11,400
Collections Costs	144	0	144	144
Audit/Tax Prep	350	325	25	335
Engineering	0	0	0	0
Copies & Printing	515	576	(61)	593
Postage	243	374	(131)	385
License, Permit, Dues	300	0	300	300
Meeting Expense/ Annual	260	0	260	260
Misc. Administrative Expense	1,258	1,034	225	1,065
Casualty & Liability Ins	8,129	8,570	(441)	9,427
TOTAL ADMINISTRATIVE EXP	22,599	22,278	321	23,908
	2019	Projected	Variance from	2020
MAINTENANCE EXPENSE	Budget	Actuals	2019 Budget	Budget
Building & Facility Repairs	1,000	0	1,000	991
Window cleaning	1,750	2,000	(250)	0
Janitorial	7,282	4,560	2,722	4,697
Lighting Maintenance	1,054	1,380	(326)	1,421
Roof/Gutter Repairs	753	480	273	700
Plumbing and Sewer	1,000	2,142	(1,142)	2,000
Elevator Maintenance & Repairs	5,428	6,888	(1,460)	7,095
Other Building Maintenance	5,828	730	5,098	3,000
Landscape Contract	2,101	2,544	(443)	2,620
Flowers	0	479	(479)	493
Irrigation Maintenance	124	0	124	125
Pest Control	0	0	0	200
Power Washing	0	0	0	500
Garage Door/ Gate	700	416	285	500
Snow Removal	1,606	1,530	76	1,650
Alarm Monitor	371	360	11	371
Alarm Repairs	0	0	0	200
Locks/Keys	700	0	700	500
Fire Extinguisher/ Sprinkler	1,345	1,985	(640)	1,363
Telephone	2,725	2,703	22	2,784
TOTAL MAINTENANCE EXP.	33,767	28,196	5,571	31,210
UTILITY EXPENSE	Budget	Actuals	Variance from	Budget
Gas	785	836	(51)	877
Electric	5,558	5,640	(4,855)	5,922
Water	3,500	2,997	2,561	3,147
Sewer	3,772	3,887	(387)	4,081
Wastewater Annual	1,020	70	3,702	589
Trash Removal	4,690	5,051	(4,031)	5,303
TOTAL UTILITIES	19,325	18,480	845	19,919
TOTAL OPERATING EXPENSES	75,691	68,954	6,737	75,037
NET OPERATING INCOME	(0)	6,707	(6,707)	(0)