

VillaRosso Residences at DTC West
Budget Overview
 January through December 2016

	January - December 2016
Ordinary Income/Expense	
Income	
Assessments, Monthly	325,836.00
Move in/out Fees	2,100.00
Parking/Storage Rental	5,400.00
Car Charging	0.00
Late Charges & Interest	0.00
Interest Income	672.00
Misc. Income	1,320.00
Rooftop Equipment Lease	30,417.84
Returned Check Charges	0.00
Total Income	365,745.84
Gross Profit	365,745.84
Expense	
Accounting/Tax Prep	
Accounting/Finance Contract	14,466.68
Audit/Review	2,000.00
Tax Returns	800.00
Total Accounting/Tax Prep	17,266.68
Administrative	
Bank Service Charges	0.00
Internet/Web Site	155.40
Long Distance	360.00
Miscellaneous	1,200.00
Office Furniture & Equipment	600.00
Office Supplies	2,220.00
Residential Services Contract	28,933.32
Telephone	2,136.00
Total Administrative	35,604.72
Electrical Maintenance	
Equipment Repairs & Maintenance	600.00
Light Bulb Replacement	600.00
Total Electrical Maintenance	1,200.00
Elevators	
Inspections, Tests, Permits	950.00
Equipment Repairs & Maintenance	0.00
Maintenance Contract	9,035.56
Telephone Line	720.00
Total Elevators	10,705.56

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Garage and Parking	
Asphalt/Concrete Repairs	0.00
Equipment Repairs & Maintenance	500.00
Materials and Equipment	0.00
Overhead Door Service	0.00
Sweeping and Cleaning	1,940.00
Total Garage and Parking	2,440.00
General Building Maintenance	
Alterations and Decorations	1,500.00
Doors and Windows	250.00
Homeowner Repair Expense	0.00
Keys, Locks	100.00
Maintenance Services Contract	14,466.68
Materials and Equipment	900.00
Miscellaneous	870.00
Plumbing	2,000.00
Roof Repair	2,000.00
Sewer Cleanout (Sewer cleaning)	1,200.00
Total General Building Maintenance	23,286.68
Grounds Maintenance	
Flower Bed Planting	4,500.00
Landscape Contract	5,320.00
Chemical Treatments	1,500.00
Materials and Equipment	0.00
Miscellaneous	120.00
Snow Removal	8,400.00
Sprinkler Repair	800.00
Tree/Shrub Replacement	3,410.00
Total Grounds Maintenance	24,050.00
HVAC and Snow Melt System	
Equipment Repairs & Maintenance	4,000.00
Maintenance Contract	4,866.00
Materials and Equipment	0.00
Water Treatment	1,080.00
Total HVAC and Snow Melt System	9,946.00
Income Tax	11,400.00
Insurance	
Commercial Liability	21,003.00
Total Insurance	21,003.00

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Janitorial	
Carpet Cleaning	1,470.00
Cleaning Contract	9,960.00
Materials and Equipment	0.00
Window Cleaning	1,500.00
Total Janitorial	12,930.00
Legal	
Monthly Retainer Program	2,220.00
Legal - Other	0.00
Total Legal	2,220.00
Security and Life Safety	
Equipment Repairs & Maintenance	500.00
Fire/Elevator Alarm Monitoring	700.00
Security and Life Safety-Other	900.00
Telephone Line	1,440.00
Total Security and Life Safety	3,540.00
Special Projects	
Upgrade Outdoor Lighting to LED	4,247.71
ADA Elevator Lobby Doors	5,600.00
Jet Kitchen Stacks	2,000.00
Parking Lot Improvements	13,752.29
Repaint Parking Space Labels	1,500.00
Total Special Projects	27,100.00
Trash Removal	
Recycling Pickup	1,980.00
Trash Pickup	4,200.00
Total Trash Removal	6,180.00
Utilities	
Electric	30,000.00
Gas	18,000.00
Sewer	8,400.00
Storm Drainage (Storm Drainage)	2,150.00
Water	9,000.00
Total Utilities	67,550.00
Total Expense	276,422.64
Net Ordinary Income	89,323.20
Other Income/Expense	
Other Expense	
Reserve Allocations	
Transfer to Reserve Account	89,323.20
Total Reserve Allocations	89,323.20
Total Other Expense	89,323.20
Net Other Income	-89,323.20
Net Income	0.00