

VillaRosso Residences at DTC West
Budget Overview
 January through December 2017

	January - December 2017
Ordinary Income/Expense	
Income	
Assessments, Monthly	325,836.00
Transfer & Status Letter	2,400.00
Move in/out Fees	2,100.00
Parking/Storage Rental	5,400.00
Car Charging	0.00
Interest Income	672.20
Homeowner Repair Income	0.00
Rooftop Equipment Lease	31,200.00
Fines	0.00
Returned Check Charges	0.00
Total Income	367,608.20
Gross Profit	367,608.20
Expense	
Accounting/Tax Prep	
Accounting/Finance Contract	15,948.00
Audit/Review	2,400.00
Tax Returns	800.00
Total Accounting/Tax Prep	19,148.00
Administrative	
Internet/Web Site	156.00
Miscellaneous	1,200.00
Office Furniture & Equipment	600.00
Office Supplies	2,220.00
Residential Services Contract	31,908.00
Telephone	1,260.00
Total Administrative	37,344.00
Electrical Maintenance	
Equipment Repairs & Maintenance	600.00
Light Bulb Replacement	600.00
Total Electrical Maintenance	1,200.00
Elevators	
Inspections, Tests, Permits	1,200.00
Equipment Repairs & Maintenance	0.00
Maintenance Contract	9,180.00
Telephone Line	420.00
Total Elevators	10,800.00

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Garage and Parking	
Equipment Repairs & Maintenance	600.00
Overhead Door Service	3,000.00
Sweeping and Cleaning	1,200.00
Total Garage and Parking	4,800.00
General Building Maintenance	
Alterations and Decorations	1,000.00
Doors and Windows	250.00
Keys, Locks	250.00
RFID - Fobs and Window Tags	900.00
Maintenance Services Contract	15,948.00
Materials and Equipment	850.00
Miscellaneous	900.00
Plumbing	900.00
Roof Repair	2,000.00
Sewer Cleanout (Sewer cleaning)	1,000.00
Total General Building Maintenance	23,998.00
Grounds Maintenance	
Flower Bed Planting	2,500.00
Landscape Contract	7,500.00
Chemical Treatments	0.00
Materials and Equipment	0.00
Miscellaneous	1,000.00
Snow Removal	5,000.00
Sprinkler Repair	1,000.00
Tree/Shrub Replacement	4,000.00
Total Grounds Maintenance	21,000.00
HVAC and Snow Melt System	
Equipment Repairs & Maintenance	4,500.00
Maintenance Contract	0.00
Materials and Equipment	500.00
Belts & Filters	800.00
Water Treatment	1,080.00
Total HVAC and Snow Melt System	6,880.00
Income Tax	8,500.00
Insurance	
Commercial Liability	19,210.00
Umbrella Insurance Coverage	1,060.00
D&O Insurance Coverage	1,650.00
Fidelity (Crime) Coverage	575.00
Total Insurance	22,495.00

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Janitorial	
Carpet Cleaning	1,400.00
Cleaning Contract	9,960.00
Window Cleaning	1,000.00
Total Janitorial	12,360.00
Legal	
Monthly Retainer Program	2,220.00
VR Phase II	15,000.00
Total Legal	17,220.00
Security and Life Safety	
Equipment Repairs & Maintenance	500.00
Fire/Elevator Alarm Monitoring	660.00
Fire/Smoke Inspections/Permits	2,000.00
Security and Life Safety-Other	1,000.00
Telephone Line	840.00
Total Security and Life Safety	5,000.00
Special Projects	
Unspecified Project	11,400.00
Trash Chute Remodel	2,000.00
Total Special Projects	13,400.00
Trash Removal	
Recycling Pickup	2,640.00
Trash Pickup	5,700.00
Total Trash Removal	8,340.00
Utilities	
Electric	28,000.00
Gas	18,000.00
Sewer	8,400.00
Storm Drainage (Storm Drainage)	2,400.00
Water	9,000.00
Total Utilities	65,800.00
Total Expense	278,285.00
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