

PPTA BUDGET 2011

YTD 07/31/2011

2011 Income

Months:

	7
Dues:	\$51,882.20
Interest:	\$164.57
Finance Charge:	\$553.56
Collections Costs,	(\$563.00)
Write-off:	
TOTAL INCOME:	\$52,037.33
Transfer from Savings/CD:	
TOTAL:	\$52,037.33

Income (49 Units)	Monthly	Annually	
Association Dues	\$6,860.00	\$82,320.00	\$140.00 per month per unit, 49 units

Expenses	Annual	Monthly	Notes	PAID:	Adjusted figures: over/under Budget Year End:
Bank Fees	\$3.00	\$0.25		\$0.00	(\$3.00)
Chimney Inspections, Cleaning, and Repair	\$1,200.00	\$100.00	Budgeted for April	\$1,189.00	(\$11.00)
Gov't Annual Report	\$10.00	\$0.83		\$10.00	\$0.00
Gutters	\$1,207.00	\$100.58	Peakview cost, Budgeted for June	\$1,087.00	(\$120.00)
Insurance					
Homeowners Insurance - Business Owners Policy	\$7,826.00	\$652.17	Building coverage, Jan.	\$8,509.00	\$683.00
Homeowners Insurance - Crime and Fidelity	\$301.00	\$25.08	Crime & Fidelity, Oct.	\$0.00	(\$301.00)
Homeowners Insurance - Directors and Officers	\$715.00	\$59.58	D&O, Jan.	\$753.00	\$38.00
Homeowners Insurance - Umbrella	\$300.00	\$25.00	Umbrella, Feb.	\$300.00	\$0.00
TOTAL INSURANCE	\$9,142.00	\$761.83		\$9,562.00	\$420.00
Legal	\$500.00	\$41.67		\$2,167.00	\$1,667.00
Maintenance + Outside Contracts	\$22,430.04	\$1,869.17	Based on 35 hrs per month 6/24-10/31. Includes all Maintenance not under separate budget item	\$6,770.07	(\$15,659.97)
Misc	\$25.00	\$2.08		\$0.00	(\$25.00)
Office	\$564.00	\$47.00		\$402.88	(\$161.12)
Accountant	\$226.00	\$18.83		\$479.00	\$253.00
Recordings, Lien Filings (reimbursed)	\$18.00	\$1.50		\$11.00	(\$7.00)
Taxes	\$36.00	\$3.00		\$35.86	(\$0.14)
Meetings	\$25.00	\$2.08	Pd through Mgmt. billing	\$0.00	(\$25.00)
P.O. Box Fee	\$56.00	\$4.67		\$0.00	(\$56.00)
Webpage	\$99.00	\$8.25	\$99/yr website hosting + help, \$67.50 pd domain name through 1/31/2013.	\$66.00	(\$33.00)
TOTAL OFFICE	\$1,024.00	\$85.33		\$994.74	(\$29.26)
Paving, Road Maintenance	\$2,400.00	\$200.00	Actual 2010	\$0.00	(\$2,400.00)

Total Insurance Claim:

\$13762.27 Claim recovered.
 Total Paid to AYG \$13,822 + \$1700 = \$15522.00 (portion paid in 2010). Consulting fees for AYG unresolved: \$387.50 + \$280 + Legal fees & addit. Mgmt. fees.

Additional \$12756 - \$4560 addit. Staining = \$8196 allotted to 2011 Maintenance to dedicate to 590 and 510/514 Retaining walls equaling 590 \$6950 and 510/514 equaling \$5950 = \$12900 (-\$8196 allotted = \$4704 total from Maintenance Budget)

Property Management	\$8,820.00	\$735.00		\$5,153.75	(\$3,666.25)
Property Management - Excess Projects	\$0.00	\$0.00	Insurance and other excess projects	\$5,145.00	\$5,145.00
TOTAL PROPERTY MGMT.	\$8,820.00	\$735.00		\$10,298.75	\$1,478.75
Snowplowing	\$1,640.00	\$136.67	Based on average of past 2 years. Includes ice melt.	\$370.00	(\$1,270.00)
Staining - Buildings + Mid-Schedule Surface Staining, Including Window Cleaning	\$20,205.00	\$1,683.75	2011 Actual Cost: \$24050.00	\$24,765.00	\$4,560.00
Towing	\$0.00	\$0.00		\$0.00	\$0.00
Trash	\$6,009.36	\$500.78		\$3,505.46	(\$2,503.90)
Error correction				\$0.00	\$0.00
Reconciliation				\$0.00	\$0.00
Total Expenses	\$74,615.40	\$6,217.95		\$60,719.02	(\$13,896.38)

Additional \$12756 of insurance funds voted 06/09/11 to dedicate to Staining. NOTE: \$4560 must be returned to Staining for 2011 project.

Reserves Ending \$10,360.46
Balance 2010:

Reserves	Annual	Monthly	Notes	PAID	Reserve
NEW Roofing Budget after insurance replacements 2011, Based on Total of \$141,139.00	\$4,704.60	\$392.05	Replaced 2011, estimated for 2041, begin 1/1/2011 (Paid indicated Skylight prmts. to be reimbursed to Assoc.)	-\$1,840.00	\$2,744.35
Roofing for 520 Grnwy	\$3,000.00	\$187.50	Replaced 2004, estimated for 2026, began 1/1/2011		\$1,312.50
Total Reserves	\$7,704.60	\$579.55		-\$1,840.00	\$4,056.85
NET				-\$6,841.69	

(prepaid, skylight)

Total Expenses and Reserves Budgeted Annually	\$82,320.00
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Total of Expenses and Reserves PAID:	\$58,879.02
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Balanced: (\$0.00)	<-- Negative Balance requires a Budget Item to be decreased (likely Maintenance) to balance
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