

Angelina's Corner
Budget

EXPENSES:

UTILITIES:

Electricity	\$	1,500.00	\$	1,500.00
Gas	\$	-	\$	-
Water/Sewer	\$	9,603.00	\$	9,603.00
Water	\$	1,500.00	\$	1,500.00
Telephone	\$	492.00	\$	492.00
Subtotal:	\$	13,095.00	\$	13,095.00

GENERAL BUILDING MAINTENANCE:

Repairs & Maintenance	\$	4,500.00	\$	4,500.00
Elevator Contract	\$	-	\$	1,920.00
Exterminating Services	\$	180.00	\$	180.00
Landscaping	\$	2,850.00	\$	2,850.00
Snow Removal	\$	700.00	\$	700.00
Subtotal:	\$	8,230.00	\$	10,150.00

ADMINISTRATIVE EXPENSES

Management Fees	\$	4,740.00	\$	4,740.00
Audit	\$	1,000.00	\$	1,000.00
Office Expenses	\$	300.00	\$	300.00
IRS: Income Taxes	\$	6,000.00	\$	6,000.00
Subtotal:	\$	12,040.00	\$	12,040.00

GENERAL EXPENSES

Insurance & Deductibles	\$	5,630.00	\$	5,630.00
Allowance for Bad Debt	\$	500.00	\$	500.00
Contingency Reserve	\$	1,000.00	\$	1,000.00
Subtotal:	\$	7,130.00	\$	7,130.00

RESERVE EXPENSES:

Capital Reserve Funding

Roofing	\$	3,000.00	\$	3,000.00
Siding	\$	3,000.00	\$	3,000.00
Parking Lot	\$	3,000.00	\$	3,000.00
Subtotal	\$	9,000.00	\$	9,000.00

Deferred Maintenance Funding

Powerwashing/staining/repair of decks	\$	500.00	\$	500.00
Carport Painting	\$	1,500.00	\$	1,500.00
Touch up painting	\$	1,000.00	\$	1,000.00
Driveway Repairs & sealcoating	\$	1,000.00	\$	1,000.00
Subtotal	\$	4,000.00	\$	4,000.00

Total	\$	53,495.00	\$	55,415.00
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\$ 1,500.00
\$ -
\$ 9,603.00
\$ 1,500.00
\$ 492.00
\$ 13,095.00

\$ 4,500.00
\$ 1,920.00
\$ 180.00
\$ 2,850.00
\$ 700.00
\$ 10,150.00

\$ 4,740.00
\$ 1,000.00
\$ 300.00
\$ 6,000.00
\$ 12,040.00

\$ 5,630.00
\$ 500.00
\$ 1,000.00
\$ 7,130.00

\$ 3,000.00
\$ 3,000.00
\$ 3,000.00
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\$ 500.00
\$ 1,500.00
\$ 1,000.00
\$ 1,000.00
\$ 4,000.00

\$ 55,415.00