

Approved 4-20-10

**\*525 JACKSON STREET CONDOMINIUMS  
INCOME & EXPENSE HISTORY & 2010 BUDGET**

February 16, 2010

BUDGET CATEGORY	2003	2004	2005	2006	2007	2008	2009	2010
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET
	15% Dues Increase Effective 6/1/03				10% Dues Increase Effective 6/1/07	5% Dues Increase Effective 6/1/08	Current Dues	Current Dues
<b>INCOME</b>								
Association Dues	\$ 51,802.39	\$ 56,005.00	\$ 54,784.00	\$ 53,253.00	\$ 59,258.00	\$ 62,460.00	\$ 63,660.00	\$ 63,660.00
Association Rent	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance Damage Refunds	\$ 200.00	\$ -	\$ 81.00	\$ 2,877.00	\$ 898.00	\$ 1,361.00	\$ -	\$ -
Condo Apartment Rental	\$ 4,525.00	\$ 5,416.00	\$ 3,517.00	\$ 2,805.00	\$ 2,551.00	\$ 6,397.00	\$ 6,426.00	\$ 7,140.00
Refunds	\$ -	\$ -	\$ -	\$ -	\$ 21.00	\$ -	\$ -	\$ -
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,916.00	\$ 15,594.00
Late Charges	\$ 1,320.00	\$ 1,260.00	\$ 225.00	\$ 340.00	\$ 455.00	\$ 160.00	\$ 140.00	\$ 150.00
Utility-Reimbursement Income	\$ 9,870.42	\$ 12,105.00	\$ 13,176.00	\$ 20,656.00	\$ 14,542.00	\$ 11,956.00	\$ 21,370.00	\$ 18,000.00
Key & Card Fees	\$ -	\$ -	\$ 16.00	\$ 8.00	\$ -	\$ -	\$ -	\$ -
NSF - Fees	\$ -	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -
Miscellaneous	\$ 4.50	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -
Move In/Move Out Fee	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Laundry	\$ 1,695.03	\$ 1,307.00	\$ 1,385.00	\$ 1,426.00	\$ 1,534.00	\$ 1,776.00	\$ 1,345.00	\$ 1,500.00
Interest - Money Market	\$ 88.33	\$ 201.00	\$ 349.00	\$ 753.00	\$ 899.00	\$ 230.00	\$ 41.00	\$ 50.00
<b>TOTAL INCOME</b>	<b>\$ 71,005.67</b>	<b>\$ 76,344.00</b>	<b>\$ 73,533.00</b>	<b>\$ 82,117.00</b>	<b>\$ 80,507.00</b>	<b>\$ 84,340.00</b>	<b>\$ 113,898.00</b>	<b>\$ 106,094.00</b>
<b>EXPENSES - ADMINISTRATIVE</b>								
Accounting	\$ 165.00	\$ 170.00	\$ 175.00	\$ 190.00	\$ 200.00	\$ 205.00	\$ 215.00	\$ 220.00
Advertising	\$ -	\$ 132.00	\$ 386.00	\$ -	\$ 120.00	\$ 32.00	\$ -	\$ -
Bank Charges	\$ 8.89	\$ -	\$ 37.00	\$ 25.00	\$ 79.00	\$ 104.00	\$ 164.00	\$ 175.00
Consulting	\$ 660.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -
Inspectons	\$ 314.00	\$ 142.00	\$ 92.00	\$ 142.00	\$ 160.00	\$ 92.00	\$ 153.00	\$ 160.00
Legal Fees	\$ -	\$ -	\$ -	\$ 1,685.00	\$ 3,314.00	\$ 228.00	\$ 970.00	\$ 1,000.00
Licenses, Fees, Permits	\$ 25.00	\$ 55.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 50.00
Management Fees	\$ 7,125.00	\$ 8,888.00	\$ 7,800.00	\$ 8,385.00	\$ 8,895.00	\$ 9,450.00	\$ 10,050.00	\$ 10,425.00
Rental Unit Management Fees	\$ -	\$ -	\$ 352.00	\$ 625.00	\$ 350.00	\$ -	\$ 714.00	\$ 714.00
Miscellaneous	\$ 50.00	\$ -	\$ 374.00	\$ 374.00	\$ -	\$ -	\$ -	\$ 125.00
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50.00
Postage	\$ 243.40	\$ 270.00	\$ 285.00	\$ 320.00	\$ 231.00	\$ 312.00	\$ 354.00	\$ 400.00
Printing & Copies	\$ -	\$ 4.30	\$ 10.00	\$ -	\$ -	\$ -	\$ 15.00	\$ 50.00
Resident Manager Rent	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes, Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 10,091.29</b>	<b>\$ 9,661.00</b>	<b>\$ 9,539.00</b>	<b>\$ 12,026.00</b>	<b>\$ 13,378.00</b>	<b>\$ 10,453.00</b>	<b>\$ 12,665.00</b>	<b>\$ 13,369.00</b>
<b>BUILDING</b>								
Carpet & Drapery Cleaning	\$ 1,030.32	\$ 1,753.00	\$ 1,218.00	\$ 1,480.00	\$ 1,964.00	\$ 1,974.00	\$ 1,808.00	\$ 2,000.00
Electrical Repairs	\$ 679.53	\$ 989.00	\$ 1,542.00	\$ 1,441.00	\$ 1,285.00	\$ 1,313.00	\$ 982.00	\$ 1,500.00
Fire Extinguishers	\$ 111.38	\$ -	\$ 174.00	\$ 197.00	\$ 77.00	\$ 288.00	\$ 93.00	\$ 300.00
Fire/Smoke Alarms	\$ -	\$ -	\$ -	\$ 20.34	\$ -	\$ -	\$ 51.00	\$ 250.00
General Maintenance	\$ 1,448.00	\$ 689.00	\$ 1,308.00	\$ 3,398.00	\$ 13,962.00	\$ 4,366.00	\$ 3,470.00	\$ 5,000.00
HVAC	\$ 3,211.00	\$ 10,722.00	\$ 3,452.00	\$ 2,992.00	\$ 3,870.00	\$ 4,280.00	\$ 3,778.00	\$ 4,000.00
Janitorial	\$ 3,161.00	\$ 3,559.00	\$ 3,915.00	\$ 3,960.00	\$ 3,420.00	\$ 4,065.00	\$ 4,825.00	\$ 5,000.00
Locks & Keys	\$ 85.97	\$ 236.00	\$ 191.00	\$ 215.00	\$ 569.00	\$ 410.00	\$ 88.00	\$ 500.00
Painting & Drywall	\$ 2,920.00	\$ 929.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 672.00	\$ 672.00	\$ 1,071.00	\$ 684.00	\$ 649.00	\$ 726.00	\$ 732.00	\$ 750.00
Plumbing	\$ 6,461.72	\$ 794.00	\$ 2,882.00	\$ 3,230.00	\$ 3,655.00	\$ 3,980.00	\$ 2,558.00	\$ 4,000.00
Roof Repairs	\$ -	\$ 55.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00
Security Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 494.00	\$ -	\$ 400.00
Supplies - Building	\$ 757.11	\$ 58.00	\$ -	\$ 21.00	\$ 396.00	\$ 124.00	\$ 172.00	\$ 250.00
Trash Removal	\$ 1,566.00	\$ 1,515.00	\$ 1,653.00	\$ 1,586.00	\$ 1,787.00	\$ 1,877.00	\$ 2,532.00	\$ 2,500.00
Window Cleaning	\$ -	\$ 463.00	\$ -	\$ 600.00	\$ -	\$ -	\$ -	\$ -
<b>TOTAL BUILDING</b>	<b>\$ 22,104.03</b>	<b>\$ 22,434.00</b>	<b>\$ 17,407.00</b>	<b>\$ 19,805.00</b>	<b>\$ 31,635.00</b>	<b>\$ 23,900.00</b>	<b>\$ 21,088.00</b>	<b>\$ 26,950.00</b>
<b>GROUNDS</b>								
Grounds Maintenance Contract	\$ 3,760.00	\$ 3,949.00	\$ 3,918.00	\$ 3,921.00	\$ 4,004.00	\$ 4,256.00	\$ 3,629.00	\$ 4,500.00
Grounds Maintenance Extra	\$ 545.00	\$ 170.00	\$ 505.00	\$ 115.00	\$ 388.00	\$ 386.00	\$ 413.00	\$ 500.00
Lawn, Trees, Shrubs	\$ 1,065.00	\$ -	\$ 1,527.00	\$ 500.00	\$ 470.00	\$ -	\$ 856.00	\$ 500.00
Snow Removal	\$ 1,520.00	\$ 605.00	\$ 981.00	\$ 296.00	\$ 1,955.00	\$ 1,070.00	\$ 1,244.00	\$ 1,800.00
Sprinkler Repairs	\$ 245.28	\$ 360.00	\$ 141.00	\$ 950.00	\$ 182.00	\$ 391.00	\$ 652.00	\$ 600.00
Streets & Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL GROUNDS</b>	<b>\$ 7,135.28</b>	<b>\$ 5,084.00</b>	<b>\$ 7,072.00</b>	<b>\$ 5,782.00</b>	<b>\$ 6,998.00</b>	<b>\$ 6,103.00</b>	<b>\$ 6,793.00</b>	<b>\$ 7,900.00</b>