

## Crossings Operating Budget 2015

### ANNUAL

#### OPERATING INCOME

Association Dues	1,788,785
Storage Rental	2,580
Cable TV Income	93,168
Maintenance Income	3,500
Rental Income	-
Operating Interest	400
Late Fees	6,000
Fines	1,000
Keys/Fobs	1,500
Lockout Fees	-
Office Services	-
Move In/Out Fees	4,500
Miscellaneous Income	-
Total Operating Income	1,901,433

#### OPERATING EXPENSES

##### \*\*UTILITIES

Electricity	148,000
Gas	5,400
Steam	215,500
Telephone	7,250
Water/Sewer	88,500
Trash Removal	11,100
Cable TV	93,469
Total Utility Expense	569,219

##### \*\*PAYROLL

Payroll Desk Attend	66,000
Payroll General	135,000
Payroll Related	65,000
Housing	31,500
Total Payroll Expense	297,500

##### \*\*ADMINISTRATIVE

Management Fee	55,311
Office/Postage/Print	10,500
Legal	2,000
Audit/Tax Prep	1,900
Uncollectible Accts	10,000

Total Administrative Expense	79,711
<b>**BUILDING SERVICES</b>	
Grounds Maintenance	25,000
Rental Expenses	-
Insurance	80,000
Casualty Expense	10,000
Total Building Services Expense	115,000
<b>**REPAIRS &amp; MAINTENANCE</b>	
Mech/Electric/Plumb	51,003
Elevator Maintenance	15,000
A/C Maintenance	9,000
Repairs/Maintenance	70,000
Supplies/Parts	32,000
Garage Maintenance	18,000
Pool Maintenance	5,000
Total Repairs Maintenance	200,003
Total Operating Expenses	1,261,433
NOI/(L) Before Reserve Funding	640,000
<b>**RESERVE FUNDING</b>	
Deposit to Reserves	640,000
Total Reserve Funding	640,000
Net Operating Income / (loss)	-
Total Expenditures	1,901,433