

Silver Star Spiro OA Budget 2011 - PROPOSED

PROPOSED 2011													TOTAL
2010 Budget	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan - Dec 11
Income													
30 - Operating Revenue													
* 3000 - Member Dues - Assessments	559,916.28	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	649,017.08
* 3010 - Special Assessments	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 3040 - Interest Income	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 3070 - Finance Charges - Late Fees	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 3080 - Ownership TRXFR Fees	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 30 - Operating Revenue	559,916.28	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	54,084.76	649,017.08
Expenses													
50 - Labor Expense													
* 5117 - Housekeep - Cleaner	18,700.00	1,500.00	1,500.00	1,500.00	1,000.00	800.00	1,100.00	900.00	900.00	1,100.00	900.00	1,500.00	13,600.00
* 5150 - Maint Technician	12,500.00	2,500.00	2,000.00	2,000.00	1,500.00	1,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,500.00	2,000.00	18,500.00
* 5250 - Payroll Burden	4,680.00	600.00	525.00	525.00	375.00	345.00	315.00	285.00	285.00	315.00	360.00	525.00	4,815.00
Total 50 - Labor Expense	35,880.00	4,600.00	4,025.00	4,025.00	2,875.00	2,645.00	2,415.00	2,185.00	2,185.00	2,415.00	2,760.00	4,025.00	36,915.00
60 - Administrative Expenses													
* 6007 - Appropriation for Reserves Expenses	17,610.76	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	25,404.88
* 6037 - Management Fees	23,700.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	23,700.00
* 6042 - Master HOA Dues 55.78%	284,008.05	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	27,000.31	324,003.71
* 6047 - Meetings & Trustees	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	200.00	500.00
* 6050 - Bank Charges	180.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
* 6055 - Postage & Office Supplies	600.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
* 6060 - Legal & Professional Fees	500.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Total 60 - Administrative Expenses	327,098.81	31,232.38	31,232.38	31,232.38	31,232.38	31,232.38	31,232.38	31,232.38	31,232.38	31,232.38	31,382.38	31,432.38	375,288.88
61 - Supplies Expenses													
* 6100 - General Maintenance	2,325.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
* 6140 - Housekeeping	1,500.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	150.00
* 6150 - Lighting	1,200.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	0.00	25.00	150.00
* 6165 - Parking Garage	3,000.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
* 6180 - Tools	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 61 - Bldg.Maintenance Supplies Expen	8,525.00	825.00	775.00	825.00	775.00	825.00	775.00	825.00	775.00	825.00	775.00	800.00	9,600.00
62 - Contract Services													
* 6200 - Janitorial	2,275.00	700.00	700.00	700.00	700.00	81.25	81.25	81.25	81.25	81.25	300.00	700.00	4,287.50
* 6210 - Elevator Maint & Service Contract	18,180.00	2,500.00	2,500.00	2,500.00	1,420.00	1,505.00	1,620.00	1,505.00	1,620.00	1,420.00	1,420.00	2,500.00	21,930.00
* 6215 - Fire Sprinkler	1,800.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
* 6220 - Landscape Maintenance	4,900.00	0.00	0.00	0.00	2,000.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	1,000.00	0.00	16,200.00
* 6240 - Pest Control	1,000.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	200.00	800.00
* 6245 - Security & Fire Monitoring	1,920.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	2,052.00
* 6255 - Snow Removal	47,550.00	10,000.00	10,000.00	9,000.00	4,000.00	0.00	0.00	0.00	0.00	0.00	8,000.00	9,000.00	50,000.00
* 6257 - Snow Removal Hauling/Roots	9,000.00	6,000.00	6,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	15,000.00
* 6265 - Window Washing	10,000.00	0.00	0.00	0.00	0.00	0.00	6,500.00	0.00	0.00	0.00	6,500.00	0.00	13,000.00
Total 62 - Contract Services	96,625.00	19,371.00	19,371.00	14,571.00	23,291.00	3,957.25	4,272.25	10,457.25	3,872.25	4,272.25	3,872.25	17,391.00	138,269.50
68 - Utilities Expense													
* 6820 - Electric	34,300.00	3,200.00	3,300.00	3,300.00	3,000.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	3,000.00	32,600.00
* 6830 - Gas	9,750.00	3,000.00	3,000.00	2,500.00	1,000.00	500.00	50.00	50.00	50.00	350.00	350.00	3,000.00	14,250.00
* 6840 - Telephone & Telecom	7,700.00	650.00	650.00	650.00	650.00	625.00	625.00	625.00	625.00	650.00	650.00	650.00	7,700.00
* 6850 - Trash	5,000.00	425.00	425.00	425.00	250.00	250.00	250.00	350.00	350.00	350.00	350.00	400.00	4,250.00
Total 68 - Utilities Expense	56,750.00	7,275.00	7,375.00	6,875.00	5,075.00	3,800.00	3,325.00	3,425.00	3,625.00	3,750.00	3,900.00	7,050.00	58,800.00
69 - Insurance Taxes & Licenses													
* 6960 - Gen Liab & Property Insurance	29,784.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	2,262.00	27,144.00
* 6970 - Officers & Directors Insurance	1,344.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
* 6975 - Insurance Deductible	2,500.00	0.00	0.00	625.00	0.00	0.00	625.00	0.00	0.00	625.00	0.00	625.00	2,500.00
* 6980 - Taxes, Licenses & State Fees	500.00	100.00	100.00	100.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	50.00	500.00
Total 69 - Insurance Taxes & Licenses	34,128.00	2,362.00	2,362.00	2,987.00	2,312.00	2,312.00	2,937.00	2,262.00	2,262.00	2,887.00	2,262.00	2,262.00	30,144.00
Total Expense	559,006.81	65,665.38	65,140.38	60,515.38	65,560.38	44,771.63	44,956.63	50,286.63	43,751.63	45,256.63	44,801.63	58,495.38	649,017.08
Net Ordinary Income	909.47	-11,580.63	-11,055.63	-6,430.63	-11,475.63	9,313.12	9,128.12	3,798.12	10,333.13	8,828.12	9,283.12	-4,410.63	-5,730.63
Other Income													
70 - Reserve Revenue													
7000 - Current Period	17,610.76	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	25,404.88
7400 - Reserve Interest	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 70 - Reserve Revenue	17,610.76	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	2,117.07	25,404.88
Other Expense													
77 - Reserve Expenditures Master													
7600 - Reserve Expense	17,000.00	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	32,000.00
Total 77 - Reserve Expenditures Master	17,000.00	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	32,000.00
Net Other Income	610.76	-549.59	-549.59	-549.59	-549.59	-549.59	-549.59	-549.59	-549.59	-549.59	-549.59	-549.59	-6,595.12
Net Income	18,520.23	-12,130.22	-11,605.22	-6,980.22	-12,025.22	8,763.53	8,578.53	3,248.53	9,783.53	8,278.53	8,733.53	-4,960.22	-6,595.12