

San Juan Warehouse Condominium Budget 2012

		2		
		Budget Jan - Dec 12	Actual Jan - Dec 11	Budget Jan - Dec 11
Income				
	Condo Dues	\$52,788	\$52,788	\$52,788
	Late fees/financ charges/interest income	\$0	\$419	\$0
	Reserve Assessment	\$0	\$0	\$0
	Total Income	\$52,788	\$53,207	\$52,788
Expense				
General Common Elements				
3	Accounting	\$2,100	\$1,800	\$1,800
	Alarm/Monitoring/Repairs	\$675	\$620	\$900
	Alarm Telephone Expense	\$636	\$635	\$636
	Bank Service Charges	\$10	\$10	\$86
1	Cleaning	\$1,800	\$1,380	\$1,565
2	Electricity - S. Pine Common Meter	\$5,875	\$5,440	\$6,847
	Fire Sprinkler System Inspection	\$1,275	\$1,349	\$1,200
	Insurance	\$13,696	\$12,937	\$14,048
	Maintenance Supplies	\$25	\$8	\$200
3	Management	\$3,900	\$3,600	\$3,600
	Office Supplies/Postage	\$150	\$113	\$225
	Other Admin (Secretarial, etc)	\$130	\$0	\$75
4	Repairs & Maintenance	\$2,029	\$2,164	\$3,600
	Snow Removal/ Hauling	\$500	\$113	\$500
	Tax Return	\$300	\$300	\$310
	Boiler Replacement	\$0	\$0	\$0
	Reserves and Contingency Fund	\$3,000	\$893	\$0
	Total General Common Elements	\$36,101	\$31,361	\$35,592
Limited Common Elements				
5	Elevator Maintenance	4211	\$4,077	\$4,033
	Electricity - Elevator	1140	\$968	\$1,451
6	Compactor Rental Service	2808	\$2,792	\$2,412
7	Gas - Pine Snowmelt	2360	\$2,330	\$3,300
8	Trash- LCE	6168	\$6,140	\$6,000
	Total Limited Common Elements	\$16,687	\$16,307	\$17,196
	Total Expense	\$52,788	\$47,668	\$52,788
	Net Income	\$0	\$5,539	\$0

- 1 Monthly common area cleaning contract @ \$150 with Peak Carpet Cleaning
- 2 YTD figs for 2010 includes costs for heat tapes for roof
- 3 Contract amounts from Jarmik Property Mgmt
- 4 Miscellaneous repairs & maintenance to common elements
- 5 Quarterly contract of \$977.60 and 1 annual inspection for \$275 and 1 annual conveyance
- 6 Monthly contract \$234.04/month