

RBL 2004 *DRAFT Budget*

Category	2003 Budget	2003 Actuals 9/30/03	2003 Forecast	2003 Budget vs. 2003 Forecast	2004 Budget	2004 budget vs. 2003 forecast
Income						
Assessments - Units	648,057.00	449,329.29	601,397.76	(46,659.24)	638,687.70	6,876.24
Storage Lockers	0.00	726.25	968.33	968.33	3,732.00	2,763.67
Damage Fee	0.00	401.66	535.55	535.55	0.00	(535.55)
Insurance Claim Income	30,550.00	0.00	0.00	(30,550.00)	33,500.00	75,000.00
Primary Income	678,607.00	450,457.20	602,901.64	(75,705.36)	675,919.70	73,018.06
Other Income	0.00	4,485.21	5,980.28	5,980.28	56,400.00	50,419.72
Scavenger Rebate	7,300.00	0.00	0.00	(7,300.00)	4,800.00	4,800.00
Late Fees	0.00	1,806.00	2,408.00	2,408.00	0.00	(2,408.00)
NSF fees	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	500.00	1,479.39	1,972.52	1,472.52	0.00	(1,972.52)
Move-In/Move-Out Fees	3,000.00	2,675.00	3,566.67	566.67	5,000.00	1,433.33
Legal Fees Income	3,000.00	212.00	282.67	(2,717.33)	0.00	(282.67)
Assessments - Special	0.00	4,076.32	5,435.09	5,435.09	0.00	(5,435.09)
Assessments - Parking	0.00	29,490.76	39,745.36	39,745.36	43,068.90	1,272.64
Cable Income	25,233.00	19,419.02	25,805.00	572.00	30,654.00	4,849.00
Total Income	717,640.00	514,100.90	688,097.23	(29,542.77)	815,842.60	127,745.37
Expense						
Utilities						
Electricity	47,000.00	36,760.18	49,013.57	2,013.57	51,464.25	2,450.68
Gas-Heat	13,000.00	5,661.01	7,548.01	(5,451.99)	8,000.00	451.99
Water	11,000.00	9,098.67	11,800.00	800.00	10,800.00	(1,800.00)
Beeper	250.00	202.23	269.64	19.64	250.00	(19.64)
Telephone	2,500.00	2,983.04	3,977.39	1,477.39	4,000.00	22.61
Internet Connection (AOL)	0.00	0.00	0.00	0.00	250.00	250.00
Total Utilities	73,750.00	54,705.13	72,608.61	(1,141.39)	74,764.25	2,155.64
Contractual						
Insurance	37,824.00	34,964.36	46,619.15	8,795.15	39,000.00	(7,619.15)
Window cleaning	3,240.00	3,220.00	4,820.00	1,580.00	3,400.00	(1,420.00)
Extermating	4,416.00	3,680.00	4,906.67	490.67	4,416.00	(490.67)
Fire Protection Contract	1,250.00	0.00	0.00	(1,250.00)	0.00	0.00
Scavenger	10,888.00	8,202.16	10,936.21	48.21	12,540.00	1,603.79
Building Repair	2,500.00	8,847.00	11,796.00	9,296.00	0.00	(11,796.00)
DSL/Cable Internet Expense	0.00	0.00	0.00	0.00	0.00	0.00
Cable TV	25,233.00	20,862.16	27,248.41	2,015.41	30,654.00	3,405.59
Elevator	7,300.00	6,900.45	9,200.60	1,900.60	7,200.00	(2,000.60)
Elevator Repairs	400.00	0.00	0.00	(400.00)	0.00	0.00
HVAC Contract	2,000.00	4,738.00	6,317.33	4,317.33	2,200.00	(4,117.33)
Rodding Contract	3,500.00	2,862.05	2,862.05	(637.95)	3,000.00	137.95
Total Contractual	98,551.00	94,276.18	124,706.42	26,155.42	102,410.00	(22,296.42)
Repairs/Maintenance						
Landscaping	2,100.00	1,468.57	1,958.09	(141.91)	2,500.00	541.91
Snow Removal	1,000.00	1,044.00	1,392.00	392.00	1,000.00	(392.00)
Equipment Repairs	1,000.00	577.34	577.34	(422.66)	0.00	(577.34)
Chimney Repairs	250.00	900.00	900.00	650.00	500.00	(400.00)
Supplies	8,200.00	4,813.38	6,417.84	(1,782.16)	5,400.00	(1,017.84)
Uniforms	350.00	640.03	853.37	503.37	800.00	(53.37)
Roof Repairs	3,500.00	1,304.50	1,739.33	(1,760.67)	2,500.00	760.67
Code Compliance	3,750.00	0.00	0.00	(3,750.00)	0.00	0.00
Electrical Repair	2,500.00	8,875.00	11,833.33	9,333.33	2,500.00	(9,333.33)
Heating Repair	0.00	477.93	637.24	637.24	0.00	(637.24)
Plumbing Repair	3,500.00	5,323.05	7,097.40	3,597.40	8,000.00	902.60
Heating & A/C Maint/Repair	750.00	0.00	0.00	(750.00)	1,000.00	1,000.00
General Maintenance	0.00	2,043.00	2,724.00	2,724.00	10,000.00	7,276.00
Keys/Doors/Windows	350.00	1,264.00	1,685.33	1,335.33	350.00	(1,335.33)

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General Repairs	6,500.00	5,801.52	7,735.36	1,235.36	2,500.00	(5,235.36)
Life Safety Systems	0.00	750.00	1,000.00	1,000.00	1,575.00	575.00
Light Bulbs	3,000.00	5,887.89	7,850.52	4,850.52	3,000.00	(4,850.52)
Painting & Decorating	5,000.00	13,770.00	18,360.00	13,360.00	3,000.00	(15,360.00)
Garage repair	5,000.00	8,686.20	11,581.60	6,581.60	2,000.00	(9,581.60)
Carpet Cleaning	6,000.00	5,800.00	5,800.00	(200.00)	6,000.00	200.00
Equipment Maintenance	8,000.00	3,588.83	4,785.11	(3,214.89)	5,000.00	214.89
Security/Intercom	0.00	13,245.00	17,660.00	17,660.00	2,000.00	(15,660.00)
Fire Protection	6,000.00	421.84	562.45	(5,437.55)	0.00	(562.45)
Ins. Reimb. Guards	13,000.00	0.00	0.00	(13,000.00)	0.00	0.00
Total Repair/Maintenance	79,750.00	86,682.08	113,150.33	33,400.33	59,625.00	(53,525.33)
Administrative						
Management Fee	43,200.00	27,000.00	36,000.00	(7,200.00)	36,000.00	0.00
Dues/Subscriptions	3,000.00	0.00	0.00	(3,000.00)	500.00	500.00
Legal & Accounting	11,000.00	21,381.70	28,508.93	17,508.93	12,000.00	(16,508.93)
Lobby Flowers	2,450.00	2,638.00	3,517.33	1,067.33	2,520.00	(997.33)
Bank & Trust Fees	0.00	2,225.27	2,967.03	2,967.03	3,000.00	32.97
License/Inspection	3,500.00	950.00	1,266.67	(2,233.33)	2,040.00	233.33
Meeting Expense	350.00	0.00	0.00	(350.00)	950.00	950.00
Misc. Expenses	5,000.00	2,910.53	3,880.71	(1,119.29)	4,000.00	119.29
Office Expenses	2,500.00	1,941.93	2,589.24	89.24	2,000.00	(589.24)
Total Administrative	71,000.00	59,047.43	78,729.91	7,729.91	63,010.00	(15,719.91)
Special Capital Expenses						
See Capital Expense Tab	158,000.00	151,049.35	151,049.35	(6,950.65)	104,900.00	(47,149.35)
Total Special Capital Expenses	158,000.00	151,049.35	151,049.35	(6,950.65)	104,900.00	(46,149.35)
Payroll						
Salaries/Office	0.00	24,960.00	33,280.00	33,280.00	31,200.00	(2,080.00)
Janitorial/Maintenance	81,000.00	61,211.28	81,615.04	615.04	90,573.00	8,957.96
Security Guard Service	149,350.00	126,057.35	168,076.47	18,726.47	170,409.50	2,333.03
Employee Benefits	0.00	3,986.44	5,315.25	5,315.25	14,320.00	9,004.75
Total Payroll Expenses	230,350.00	216,215.07	288,286.76	57,936.76	306,502.50	18,215.74
Total Expense without Capital	553,401.00	510,925.89	677,482.03	124,081.03	606,311.75	(71,170.28)
Total Expense with capital	711,401.00	661,975.24	828,531.38	117,130.38	711,211.75	(117,319.63)