

Knightsbridge Arms Condominium Assoc.			
Operating Budget			
July 2011-June 2012			
	Budgeted		Monthly
INCOME			
Condo Fees	597,075.36		49,756.28
Late Fees	-		-
Laundry Income	62,000.00		5,166.67
Rental Income	7,500.00		625.00
Garage Rental	1,200.00		100.00
Interest Income	-		-
Legal Fees Charged Back-Wash	-		-
Misc. Fines & Fees	-		-
Pool Income -2mos	360.00		30.00
Total Income	668,135.36		55,677.95
ADMINISTRATION			
Loan Fees			-
Management Fee	63,183.96		5,265.33
Administration	4,899.96		408.33
Bank Charges	120.00		10.00
Legal-Wash	2,000.00		166.67
Accounting	1,500.00		125.00
Total Administration Exp.	71,703.92		5,975.33
LAND & GROUNDS EXPENSES			
Grounds Care-7 mos	31,500.00		2,625.00
Improvements	1,200.00		100.00
Irrigation System	3,000.00		250.00
Tree Removal	-		-
Snow Removal-Extra	6,000.00		500.00
Snow Removal-5 mos	25,625.00		2,135.42
Total Lands & Grounds	67,325.00		5,610.42
BUILDING EXPENSES			
7000 Building Maintenance	68,000.00		5,666.67
7010 Electrical Repairs	1,000.00		83.33
7020 Exterminator	4,000.00		333.33
7040 Maintenance Supplies	1,500.00		125.00
7050 Electricity	43,583.00		3,631.92
7060 Trash Removal	15,120.00		1,260.00
7070 Water	48,000.00		4,000.00
7080 Sewer	35,900.00		2,991.67
7090 Gas	6,500.00		541.67
7100 Janitorial	33,560.00		2,796.67
7110 Insurance	28,590.00		2,382.50
7120 Fire Alarm System	5,520.00		460.00
7125 Fire Alarm Monitoring Costs	7,800.00		650.00
Painting Buildings/Garages	2,500.00		208.33
Total Building Expenses	301,573.00		25,131.08
AMENITIES EXPENSE			
8000 Pool-6 mos	9,000.00		750.00
Fix Pool Furniture	2,500.00		208.33
Pool Labor	960.00		80.00
8020 Laundry	22,680.00		1,890.00
Total Amenities	35,140.00		2,928.33
MISCELLANEOUS EXPENSES			
Maintenance Labor	2,000.00		166.67
Bad Debt	4,000.00		333.33
Contingency Expense	1,000.00		83.33
Reserve Funding	88,407.88		7,367.32
Debt Services	96,985.56		8,082.13
Total Miscellaneous Exp.	192,393.44		16,032.79
TOTAL EXPENSES	668,135.36		55,677.95
NET OPERATING INCOME (LOSS)	-		-