

GL/0A 2012 Budget
Jan 1, 2012-Dec 31, 2012

Approved Budget

02/20/2010	2012 BUDGET																	
	RESTAURANT Unit # C-1	SPA Unit # C-2	LOBBY BAR Unit # C-3	CONCIERGE Unit # A-1	SUNDRY SHOP Unit # A-2	F DESK/OFFICE Unit # A-3	ONE BDRM WHOLE OWNER UNIT	ONE BDRM SUITE 162nd	ONE BDRM MASTER 162nd	TWO BDRM LOCK OFF 162nd	THREE BDRM LOCK OFF 162nd	FOUR BDRM LOCK OFF 162nd	ONE BDRM SUITE BIENNIAL	ONE BDRM MASTER BIENNIAL	TWO BDRM LOCK OFF BIENNIAL	THREE BDRM LOCK OFF BIENNIAL	FOUR BDRM LOCK OFF BIENNIAL	
INCOME																		
INTEREST INCOME (COMMON)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
LATE FEE INCOME (COMMON)	41,850	0.00	0.00	0.00	0.00	0.00	0.00	0.91	5.11	12.01	18.92	24.03	3.45	2.35	6.01	9.48	12.01	
NET INCOME (COMMON)	22,000	0.00	0.00	0.00	0.00	0.00	0.00	0.09	2.98	6.31	9.00	12.05	1.34	1.00	2.16	4.00	4.21	
TOTAL INCOME BEFORE DUES	63,850	0.00	0.00	0.00	0.00	0.00	0.00	0.50	27.92	18.33	27.92	30.08	4.60	4.37	9.16	13.90	15.33	
EXPENSES																		
COMMON EXPENSES																		
MANAGEMENT FEE - COMMON	158,860	288.00	288.00	0.00	0.00	0.00	288.00	22.35	22.35	22.35	22.35	22.35	22.35	22.35	22.35	22.35	22.35	
SNOW REMOVAL	8,400	370.38	233.01	20.89	5.36	26.85	96.40	0.96	0.78	1.32	1.88	2.03	0.26	0.38	0.98	0.94	1.32	
GENERAL RESERVES (25%)	75,000	3,258.98	2,084.89	184.87	47.84	231.63	503.60	351.71	5.00	6.76	11.76	23.53	2.50	3.30	5.50	8.36	11.76	
MAINTENANCE (20%)	102,050	4,500.11	2,837.11	251.30	63.10	315.23	685.59	478.61	6.90	9.20	16.01	22.91	3.40	4.50	6.00	11.40	16.01	
ELEVATOR MAINTENANCE	23,320	1,028.23	648.23	57.42	14.88	72.03	156.59	109.39	1.55	2.10	3.68	6.21	0.78	1.05	1.83	2.61	3.68	
GAS & ELECTRIC UTILITIES (35%)	150,000	8,613.05	4,169.79	369.24	95.88	483.31	1,007.20	703.43	10.00	13.93	23.53	33.52	5.00	6.78	11.76	16.78	23.53	
WATER & SANITATION	101,402	4,471.32	2,818.83	240.66	64.86	313.20	650.90	475.53	6.76	9.14	15.90	22.00	21.61	3.38	4.57	7.95	11.53	
COMMON AREA CLEANING (25%)	81,530	3,585.19	2,268.80	200.78	52.01	251.84	547.48	382.37	5.43	7.35	12.70	18.22	2.72	3.65	6.30	9.11	12.70	
FIRE ALARM MAINTENANCE	10,860	478.85	301.89	28.74	6.93	33.54	72.92	50.93	0.72	0.98	1.70	2.43	0.40	0.49	0.85	1.21	1.70	
TRASH REMOVAL	20,891	917.19	578.24	51.22	13.27	64.25	139.67	97.55	1.39	1.88	3.26	4.65	0.69	0.94	1.63	2.32	3.26	
RECYCLING	6,916	303.08	247.82	21.93	5.69	27.54	59.96	41.81	0.59	0.80	1.40	1.95	0.30	0.40	0.70	1.00	1.40	
INSURANCE	106,848	4,834.71	3,046.06	269.88	69.94	336.67	736.25	514.19	7.31	9.89	17.20	24.51	3.65	4.94	8.50	12.25	17.20	
LANDSCAPING	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TELEPHONE	10,329	455.45	287.14	26.43	6.89	31.90	68.38	48.44	0.69	0.93	1.62	2.31	0.34	0.47	0.81	1.15	1.62	
SECURITY	79,477	3,230.83	2,042.59	180.92	46.87	228.95	493.37	344.57	4.90	6.63	11.32	16.42	2.45	3.31	5.76	8.21	11.32	
COMMON EXPENSES RES. UNITS ONLY																		
MAINTENANCE (25%)	255,148	0.00	0.00	0.00	0.00	0.00	1,198.52	17.53	24.26	42.19	60.12	84.38	6.87	12.13	21.10	30.09	42.18	
HOT TUB/POOL SUPPLIES	85,858	0.00	0.00	0.00	0.00	0.00	308.65	4.63	6.26	10.89	15.02	21.75	2.31	3.13	5.45	7.76	10.89	
GENERAL RESERVES (75%)	223,000	0.00	0.00	0.00	0.00	0.00	1,055.14	15.81	21.30	37.20	59.02	74.41	7.91	10.70	18.60	26.61	37.20	
GAS & ELECTRIC UTILITIES (85%)	279,000	0.00	0.00	0.00	0.00	0.00	1,288.81	19.33	26.15	45.47	64.80	80.05	9.68	13.07	22.74	32.40	45.47	
COMMON AREA CLEANING (75%)	244,500	0.00	0.00	0.00	0.00	0.00	1,147.10	17.19	23.28	40.45	57.64	69.89	8.60	11.83	20.22	28.82	40.45	
COMMON AREA AMENITIES	80,000	0.00	0.00	0.00	0.00	0.00	294.46	3.21	4.75	8.27	11.70	16.94	1.79	2.38	4.13	5.88	8.27	
PLAN OF VACATION OWNERSHIP EXPENSES																		
FRONT DESK	359,587	0.00	0.00	0.00	0.00	0.00	0.00	43.88	59.34	103.33	147.06	206.40	21.93	29.87	51.60	73.33	103.33	
RESERVATIONS	304,683	0.00	0.00	0.00	0.00	0.00	0.00	37.18	60.28	87.45	124.61	174.89	18.58	25.14	43.72	62.31	87.45	
ADMINISTRATION	60,800	0.00	0.00	0.00	0.00	0.00	0.00	7.43	10.05	17.48	24.91	34.96	3.71	5.03	8.74	12.45	17.48	
ADMINISTRATIVE FEES	132,287	0.00	0.00	0.00	0.00	0.00	0.00	16.14	21.83	34.11	54.11	79.04	8.07	10.82	16.88	27.05	37.97	
MAINTENANCE (30%)	151,489	0.00	0.00	0.00	0.00	0.00	0.00	18.48	25.00	43.46	61.98	86.96	6.24	8.20	11.74	16.58	25.00	
POSTAGE	9,353	0.00	0.00	0.00	0.00	0.00	0.00	1.14	1.54	2.68	3.83	5.37	0.57	0.77	1.24	1.91	2.68	
PROFESSIONAL FEES	300	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.05	0.09	0.12	0.17	0.02	0.04	0.06	0.09	0.09	
SATELLITE TV	15,000	0.00	0.00	0.00	0.00	0.00	0.00	1.83	2.48	4.31	6.14	8.61	0.91	1.24	2.16	3.07	4.31	
ACCOUNTING	17,274	0.00	0.00	0.00	0.00	0.00	0.00	2.11	2.85	4.88	7.07	9.92	1.05	1.43	2.48	3.53	4.88	
BOARD & ANNUAL MEETINGS/TA	600	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.10	0.17	0.25	0.34	0.04	0.06	0.09	0.12	0.17	
PRINTING & KEY FOB	93,239	0.00	0.00	0.00	0.00	0.00	0.00	6.49	8.79	15.28	21.77	30.56	3.25	4.39	7.84	10.89	15.28	
UNIT CLEANING	478,000	0.00	0.00	0.00	0.00	0.00	0.00	57.94	78.39	136.34	194.25	272.00	28.97	39.20	68.17	97.14	136.34	
FURNITURE RESERVES	328,400	0.00	0.00	0.00	0.00	0.00	0.00	46.86	64.20	94.29	134.32	188.52	20.93	27.19	47.19	67.16	94.29	
SPRING/FALL CLEAN	60,657	0.00	0.00	0.00	0.00	0.00	0.00	7.40	10.01	17.41	24.81	34.82	3.70	5.01	8.71	12.40	17.41	
PROPERTY TAXES	300,834	0.00	0.00	0.00	0.00	0.00	0.00	43.09	58.52	103.51	147.50	207.02	22.00	29.76	51.76	73.75	103.51	
PEAK T & B MASTER ASSOC. DUES	34,263	0.00	0.00	0.00	0.00	0.00	0.00	0.61	0.87	1.22	16.89	24.56	3.30	4.44	8.14	11.44	16.25	
INTEREST EXPENSE	1,320	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.23	0.34	0.84	1.09	0.15	0.13	0.27	0.42	0.54	
BAD DEBT EXPENSE	69,000	0.00	0.00	0.00	0.00	0.00	0.00	7.32	9.80	17.22	24.54	34.44	3.90	4.95	8.81	12.27	17.22	
TOTAL EXPENSES	4,473,454	34,493.07	21,852.71	1,910.09	494.84	2,396.08	5,206.87	9,157.57	450.82	598.84	1,027.11	1,456.59	2,031.88	236.59	310.90	524.73	730.97	1,027.11
ANNUAL DUES	4,409,566	34,493.07	21,852.71	1,910.09	494.84	2,396.08	5,206.87	9,157.57	441.23	589.90	1,008.78	1,427.67	1,988.22	231.70	300.13	515.57	725.01	1,008.78
Operating Dues							380.36	507.54	665.98	1,223.57	1,708.77	2,013.88	284.95	443.95	622.96	865.56		
Furniture Reserve							40.86	54.20	94.26	134.32	188.52	251.03	27.10	35.83	64.29	94.29		
General Reserve							20.81	28.10	49.97	69.78	87.94	104.11	14.08	24.46	34.99	48.02		
							441.23	600.90	1,008.78	1,427.67	1,988.22	231.70	300.13	515.57	725.01	1,008.78		