DRAPER &KRAMER

2020 Budget Summary Detail Fiscal Year Ending 02/29/2020 Property: Park Tower Condominium Association

						Budget Variance		Actual V	iriance
Account Name	General Ledger	2019 Budget	2019 Projected	2020 Budget	% of Total Inc/Exp	\$	%	\$	%
	Leuger		INC	COME	inc/Exp				
Assessments	506000	\$5,088,000			73.788%	\$152,100	2.989%	\$152.100	2.989%
Non Assessment Income	1	+-,,		*-, -,		· · / · · /		,	
Apartment Rent	512000	\$20,100	\$19,200	\$20,200	0.284%	\$100	0.498%	\$1,000	5.208%
Commercial Rent	526201	\$42,800			0.669%	\$4,700	10.981%	\$4,622	10.779%
Bike Room Fee	530225	\$14,100			0.182%	(\$1,200)	-8.511%	\$665	5.435%
Roof Rent	530235	\$84,000			1.266%	\$5,900	7.024%	\$3,886	4.518%
Security Reimbursed	530275	\$7,200			0.076%	(\$1,800)	-25.00%	\$650	13.684%
Legal Reimbursed	530315	\$15,000			0.211%	\$0	0.00%	(\$2,085)	-12.204%
Other Reimbursements	530320	\$5,000			0.07%	\$0	0.00%	(\$300)	-5.66%
Health Club Membership	530325	\$109,200		1 1 1 1	1.538%	\$0	0.00%	(\$4,652)	-4.086%
Service Recoveries	530340	\$90,000	\$113,509	\$90,000	1.267%	\$0	0.00%	(\$23,509)	-20.711%
Cable TV	530350	\$379,800	\$378,745	\$390,500	5.499%	\$10,700	2.817%	\$11,755	3.104%
Laundry Income	540100	\$85,200	\$84,616	\$85,200	1.20%	\$0	0.00%	\$584	0.69%
Late Fee	540140	\$13,500			0.355%	\$11,700	86.667%	\$1,295	5.417%
Fines	540150	\$20,000			0.246%	(\$2,500)	-12.50%	\$2,560	17.135%
Lock Out Fee	540250	\$5,500			0.085%	\$500	9.091%	(\$1,256)	-17.31%
Transfer Fee	540270	\$63,500			0.894%	\$0	0.00%	\$0	0.00%
Party/Hospitality Room	540330	\$4,500			0.063%	\$0	0.00%	(\$465)	-9.366%
Miscellaneous Income	540470	\$14,200			0.268%	\$4,800	33.803%	(\$2,752)	-12.652%
Interest Income	552000	\$2,500			0.099%	\$4,500	180.00%	(\$2,941)	-29.585%
Total Non Assessment Income	*	\$976,100	\$1,024,443	\$1,013,500	14.271%	\$37,400	3.832%	(\$10,943)	-1.068%
Garage Income									
Parking Charge	530055	\$308,800			4.393%	\$3,200	1.036%	\$4,056	1.317%
Guest Parking	530075	\$37,500	\$37,316	\$35,000	0.493%	(\$2,500)	-6.667%	(\$2,316)	-6.207%
Valet Parking	530080	\$171,600	\$175,695	\$171,600	2.416%	\$0	0.00%	(\$4,095)	-2.331%
Motorcycle Parking	530085	\$1,100	\$3,150	\$2,400	0.034%	\$1,300	118.182%	(\$750)	-23.81%
Tandem Parking	530090	\$87,700	\$87,700	\$89,700	1.263%	\$2,000	2.281%	\$2,000	2.281%
Reserved Parking	530095	\$65,500			0.956%	\$2,400	3.664%	\$2,430	3.712%
Day Parking	530100	\$134,800	\$143,980	\$142,300	2.004%	\$7,500	5.564%	(\$1,680)	-1.167%
Garage Cash Sales	530110	\$12,700	\$12,707	\$12,700	0.179%	\$0	0.00%	(\$7)	-0.055%
Miscellaneous Garage Income	530155	\$1,400	\$2,250	\$11,000	0.155%	\$9,600	685.714%	\$8,750	388.889%
Garage Late Fee	530364	\$3,400	\$2,450	\$3,400	0.048%	\$0	0.00%	\$950	38.776%
Total Garage Income	ł	\$824,500	\$838,662	\$848,000	11.941%	\$23,500	2.85%	\$9,338	1.113%
TOTAL INCOME		\$6,888,600	\$6,951,105	\$7,101,600	100.00%	\$213,000	3.092%	\$150,495	2.165%
			EXP	ENSES					
Administrative Expenses									
Assn Owned Commercial Unit Assmnt	506510	(\$37,100)	\$37,054	\$37,900	0.534%	\$75,000	-202.156%	\$846	2.283%
Assn Owned Mgmt Office Assmnt	506515	(\$5,600)			0.08%	\$11,300	-201.786%	\$117	2.096%
Printing/Copying	730070	\$7,000		1 1 1 1	0.099%	\$0	0.00%		5.884%
Copier/Fax Supplies	730080	\$5,700						3.189	0.00170
Office Supplies/Expenses						\$0	0.00%	\$389 \$6	0.105%
Postage/Delivery	730093				0.08%	\$0 \$200	0.00%	\$6	0.105%
	730093 730130	\$4,500	\$4,715	\$4,700	0.066%	\$200	4.444%	\$6 (\$15)	-0.318%
	730130	\$4,500 \$7,100	\$4,715 \$6,507	\$4,700 \$7,100	0.066% 0.10%	\$200 \$0	4.444% 0.00%	\$6 (\$15) \$593	-0.318% 9.113%
Computer Expenses	730130 730140	\$4,500 \$7,100 \$6,400	\$4,715 \$6,507 \$6,104	\$4,700 \$7,100 \$9,500	0.066% 0.10% 0.134%	\$200 \$0 \$3,100	4.444% 0.00% 48.438%	\$6 (\$15) \$593 \$3,396	-0.318% 9.113% 55.636%
Computer Expenses Legal	730130 730140 730150	\$4,500 \$7,100 \$6,400 \$20,800	\$4,715 \$6,507 \$6,104 \$19,263	\$4,700 \$7,100 \$9,500 \$20,800	0.066% 0.10% 0.134% 0.293%	\$200 \$0 \$3,100 \$0	4.444% 0.00% 48.438% 0.00%	\$6 (\$15) \$593 \$3,396 \$1,537	-0.318% 9.113% 55.636% 7.979%
Computer Expenses Legal Legal (Collections)	730130 730140 730150 730200	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000	0.066% 0.10% 0.134%	\$200 \$0 \$3,100 \$0 \$0	4.444% 0.00% 48.438% 0.00% 0.00%	\$6 (\$15) \$593 \$3,396	-0.318% 9.113% 55.636% 7.979% -11.796%
Computer Expenses Legal Legal (Collections) Management Fee	730130 730140 730150 730200 730205	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600	0.066% 0.10% 0.134% 0.293% 0.211% 1.614%	\$200 \$0 \$3,100 \$0 \$0 \$0 \$0	4.444% 0.00% 48.438% 0.00% 0.00% 0.00%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00%
Computer Expenses Legal Legal (Collections) Management Fee Audit	730130 730140 730150 730200 730205 730220	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$5,300	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$5,500	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077%	\$200 \$0 \$3,100 \$0 \$0 \$0 \$200	4.444% 0.00% 48.438% 0.00% 0.00% 0.00% 3.774%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees	730130 730140 730150 730200 730205 730220 730230	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$5,300 \$7,800	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$5,500 \$18,000	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254%	\$200 \$0 \$3,100 \$0 \$0 \$0 \$200 \$10,200	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$11,309	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018%
Computer Expenses Legal Legal (Collections) Management Fee Audit	730130 730140 730150 730200 730205 730220	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$5,300 \$7,800 \$10,500	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$5,500 \$18,000 \$10,000	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077%	\$200 \$0 \$3,100 \$0 \$0 \$0 \$200	4.444% 0.00% 48.438% 0.00% 0.00% 0.00% 3.774%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$11,309 \$11,385	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone	730130 730140 730150 730200 730205 730220 730220 730230 730250	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$5,300 \$7,800	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$5,500 \$18,000 \$10,000 \$4,100	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141%	\$200 \$0 \$3,100 \$0 \$0 \$0 \$200 \$10,200 (\$500)	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$11,309	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training	730130 730140 730150 730200 730205 730220 730230 730230 730250 730290	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$5,300 \$7,800 \$10,500 \$4,700 \$15,000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006	\$4,700 \$7,100 \$9,500 \$15,000 \$114,600 \$5,500 \$18,000 \$10,000 \$4,100 \$15,000	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058%	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$500) (\$600)	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$11,309 \$11,385 (\$767)	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts	730130 730140 730150 730200 730205 730220 730230 730250 730250 730290 730300	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$5,300 \$7,800 \$10,500 \$4,700	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417	\$4,700 \$7,100 \$9,500 \$15,000 \$114,600 \$5,500 \$18,000 \$10,000 \$4,100 \$15,000 \$22,900	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211%	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$500) (\$600) \$0	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$11,309 \$11,309 \$1,385 (\$767) \$2,994	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759% 24.938%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax	730130 730140 730150 730200 730205 730220 730230 730250 730250 730290 730300 730432	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$7,800 \$10,500 \$4,700 \$15,000 \$20,000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386	\$4,700 \$7,100 \$9,500 \$15,000 \$15,000 \$114,600 \$14,000 \$10,000 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$500) (\$600) \$0 \$2,900	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$11,309 \$11,309 \$11,385 (\$767) \$2,994 \$3,483 \$8,614	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance	730130 730140 730150 730200 730205 730220 730230 730250 730250 730290 730300 730432 730440	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$7,800 \$10,500 \$4,700 \$15,000 \$15,000 \$15,000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453	\$4,700 \$7,100 \$9,500 \$15,000 \$114,600 \$5,500 \$18,000 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700	0.066% 0.10% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281%	\$200 \$0 \$3,100 \$0 \$200 (\$500) (\$600) \$0 \$2,900 \$4,000	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$11,385 (\$767) \$2,994 \$3,483	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% 24.938% 17.938% 5.616%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses	730130 730140 730150 730200 730205 730220 730230 730250 730250 730290 730300 730432 730440 730448	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$7,800 \$10,500 \$4,700 \$15,000 \$15,000 \$15,000 \$158,000 \$158,000 \$88,500	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620	\$4,700 \$7,100 \$9,500 \$15,000 \$114,600 \$5,500 \$18,000 \$4,100 \$15,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$500) (\$600) \$0 \$2,900 \$4,000 \$200	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$0 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753)	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% 24.938% 17.938% 5.616% -7.966%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee	730130 730140 730150 730200 730205 730220 730250 730250 730250 730250 730290 730300 730432 730440 730448 730451 769980	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$5,300 \$10,500 \$4,700 \$15,000 \$15,000 \$158,000 \$158,000 \$158,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916	\$4,700 \$7,100 \$9,500 \$15,000 \$15,000 \$114,600 \$10,000 \$4,100 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600 \$500	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037%	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$600) (\$600) \$2,900 \$4,000 \$200 \$2,600	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20)	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% -15.759% -15.759% 17.938% 5.616% -7.966% -0.763%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax	730130 730140 730150 730200 730205 730220 730250 730250 730250 730250 730290 730300 730432 730440 730448 730451 769980	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$5,300 \$10,500 \$4,700 \$15,000 \$15,000 \$15,000 \$158,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,0000\$100,0000\$100,0000\$10000\$1000\$1000\$1000\$10000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916	\$4,700 \$7,100 \$9,500 \$15,000 \$15,000 \$114,600 \$5,500 \$10,000 \$41,000 \$41,000 \$41,000 \$42,000 \$8,700 \$22,900 \$162,000 \$8,700 \$2,600 \$500	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007%	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$500) (\$600) \$0 \$2,900 \$4,000 \$200 \$2,600 \$2,600 \$2,600 \$2,600 \$0	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 0.00%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$20) (\$416)	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% -15.759% -15.759% 17.938% 5.616% -7.966% -0.763% -45.415%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses	730130 730140 730150 730200 730205 730220 730230 730250 730250 730290 730300 730432 730440 730448 730451 769980	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$7,800 \$10,500 \$4,700 \$15,000 \$15,000 \$15,000 \$4,500 \$4,500 \$4,500 \$368,700	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608	\$4,700 \$7,100 \$9,500 \$15,000 \$15,000 \$114,600 \$10,000 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600 \$500 \$477,300	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 6.721%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$4,000 \$2,600 \$2,600 \$2,600 \$2,600 \$2,600 \$2,600 \$2,600 \$2,600	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 0.00% 29.455%	\$6 (\$15) \$593 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$416) \$30,692	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% 24.938% 17.938% 5.616% -7.966% -0.763% -45.415% 6.872%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries	730130 730140 730150 730200 730205 730220 730230 730250 730250 730250 730290 730290 730300 730432 730440 730448 730451 769980 \$	\$4,500 \$7,100 \$6,400 \$20,800 \$15,000 \$114,600 \$5,300 \$10,500 \$4,700 \$15,000 \$15,000 \$158,000 \$158,000 \$368,700 \$368,700	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608	\$4,700 \$7,100 \$9,500 \$15,000 \$114,600 \$5,500 \$18,000 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600 \$500 \$477,300	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 6.721%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$600) (\$600) \$2,900 \$4,000 \$2,600 \$2,600 \$108,600	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 0.00% 29.455%	\$6 (\$15) \$593 \$1,537 (\$2,006) \$0 \$11,309 \$11,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$416) \$30,692	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% 16.077% 24.938% 17.938% 5.616% -7.966% -0.763% -45.415% 6.872%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll	730130 730140 730150 730200 730205 730220 730250 730250 730250 730250 730250 730430 730432 730440 730432 730440 730448 730451 769980 \$ 741500 741575	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$114,600 \$10,500 \$10,500 \$10,500 \$10,500 \$15,000 \$15,000 \$158,000 \$158,000 \$368,700 \$235,000 \$821,800	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608 \$241,009 \$791,732	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$5,500 \$10,000 \$4,100 \$15,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600 \$5500 \$477,300	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 6.721%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$600) (\$600) \$2,900 \$4,000 \$2,600 \$2,600 \$108,600 \$15,400 \$15,400	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 2.353% 0.00% 29.455%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$11,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$20) (\$416) \$30,692 \$9,391 \$31,768	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -7.966% -0.763% -45.415% 6.872% 3.897% 4.013%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll Recreation Payroll	730130 730140 730150 730200 730205 730220 730230 730250 730290 730290 730300 730432 730440 730448 730448 730448 730448 730448 730448 730448 730448 730448 730450 741500 741575 743600	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$5,300 \$10,500 \$10,500 \$15,000 \$15,000 \$15,000 \$158,000 \$158,000 \$368,700 \$2235,000 \$821,800 \$58,000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608 \$241,009 \$791,732	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$18,000 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600 \$2,600 \$500 \$477,300 \$250,400 \$823,500 \$64,800	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.037% 0.007% 6.721%	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$2,900 \$2,900 \$2,600 \$2,600 \$200 \$2,600 \$108,600 \$15,400 \$1,700 \$6,800	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 0.00% 0.00% 29.455% 6.553% 0.207% 11.724%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$11,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$416) \$30,692 \$9,391 \$31,768 \$8,343	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -0.763% -0.763% 6.872% 3.897% 4.013% 14.778%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll Recreation Payroll Doormen Salaries	730130 730140 730150 730200 730205 730230 730230 730250 730290 730290 730300 730432 730440 730448 730443 730448 730451 769980 5	\$4,500 \$7,100 \$6,400 \$114,600 \$114,600 \$5,300 \$10,500 \$10,500 \$4,700 \$15,000 \$15,000 \$158,000 \$368,700 \$368,700 \$2235,000 \$2235,000 \$221,800 \$58,000 \$179,000	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608 \$241,009 \$791,732 \$56,457 \$163,448	\$4,700 \$7,100 \$9,500 \$10,000 \$114,600 \$114,600 \$114,600 \$10,000 \$11,000 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$2,500\$2,500 \$2,	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 6.721% 3.526% 11.596% 0.913% 2.568%	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$2,900 \$2,900 \$2,600 \$2,600 \$2,600 \$2,600 \$108,600 \$115,400 \$1,700 \$6,800 \$3,400	4.444% 0.00% 48.438% 0.00% 0.00% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 2.9.455% 6.553% 0.207% 11.724% 1.899%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$11,309 \$11,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$416) \$30,692 \$9,391 \$31,768 \$8,343 \$18,952	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -7.966% -0.763% -0.763% 6.872% 3.897% 4.013% 14.778% 11.595%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll Recreation Payroll Doormen Salaries Payroll Taxes	730130 730140 730150 730200 730205 730230 730230 730250 730290 730290 730300 730432 730440 730448 730448 730448 730451 769980 \$ 741500 741575 743600 743720 743740	\$4,500 \$7,100 \$6,400 \$120,800 \$114,600 \$114,600 \$1,500 \$10,500 \$10,500 \$15,000 \$158,000 \$158,000 \$368,700 \$235,000 \$235,000 \$235,000 \$368,700 \$235,000 \$368,700 \$235,000 \$368,700 \$235,000 \$368,700 \$235,000 \$368,700 \$235,000 \$368,7000\$368,7000\$368,7000\$368,7000\$368,7000\$368,700\$368,700\$368,70	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608 \$241,009 \$791,732 \$56,457 \$163,448 \$98,066	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$114,600 \$10,000 \$4,100 \$15,000 \$4,100 \$15,000 \$22,900 \$162,000 \$8,700 \$2,600 \$2,600 \$500 \$4 477,300 \$250,400 \$823,500 \$64,800 \$182,400 \$103,200	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.0007% 0.0007%0.0007% 0.0007% 0.0007%0.0007% 0.0007% 0.0007%0.0007% 0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007% 0.0007%0.0007% 0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007%0.0007% 0.0007%0.0007%0.0007% 0.0007%0.0007%0.0007% 0.0007%0.0007%0.0000000000000000000000	\$200 \$0 \$3,100 \$0 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$2,900 \$2,900 \$2,600 \$2,600 \$2,600 \$2,600 \$108,600 \$15,400 \$15,400 \$1,7700 \$6,800 \$3,400	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 29.455% 6.553% 0.207% 11.724% 1.899% 3.407%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$2416) \$30,692 \$9,391 \$31,768 \$8,343 \$18,952 \$5,134	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -7.966% -0.763% -0.763% 6.872% 3.897% 4.013% 14.778% 11.595% 5.235%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll Recreation Payroll Doormen Salaries Payroll Taxes Janitor's Employee Benefits	730130 730140 730150 730200 730205 730230 730230 730250 730290 730290 730300 730432 730440 730448 730451 769980 5 741500 741575 743600 743720 743740 743760	\$4,500 \$7,100 \$6,400 \$114,600 \$114,600 \$114,600 \$10,500 \$10,500 \$10,500 \$10,500 \$10,500 \$10,500 \$15,000 \$158,000 \$158,000 \$368,700 \$2235,000 \$821,800 \$58,000 \$179,000 \$99,800 \$216,600	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608 \$241,009 \$791,732 \$56,457 \$163,448 \$98,066 \$229,236	\$4,700 \$7,100 \$9,500 \$20,800 \$15,000 \$114,600 \$114,600 \$10,000 \$4,100 \$15,000 \$22,900 \$162,000 \$22,900 \$162,000 \$2,600 \$500 \$250,400 \$823,500 \$64,800 \$103,200 \$240,900	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.0123% 2.568% 1.453% 3.392%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$2,900 \$2,900 \$2,600 \$2,600 \$108,600 \$15,400 \$15,400 \$1,700 \$6,800 \$3,400 \$3,400	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 0.00% 29.455% 6.553% 0.207% 11.724% 1.899% 3.407% 11.219%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$2753) (\$200 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$200 \$30,692 \$31,768 \$8,343 \$18,952 \$5,134 \$11,664	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -7.966% -0.763% -0.763% 6.872% 3.897% 4.013% 14.778% 11.595% 5.235% 5.088%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll Recreation Payroll Doormen Salaries Payroll Taxes Janitor's Employee Benefits	730130 730140 730150 730200 730205 730220 730230 730250 730290 730290 730432 730440 730448 730451 769980 5 741500 741575 743600 743740 743740 743760	\$4,500 \$7,100 \$6,400 \$15,000 \$114,600 \$114,600 \$10,500 \$10,500 \$10,500 \$10,500 \$10,500 \$10,500 \$15,000 \$158,000 \$158,000 \$368,700 \$235,000 \$235,000 \$179,000 \$179,000 \$216,600 \$43,400	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$94,53 \$2,620 \$94,53 \$2,620 \$94,53 \$2,620 \$94,53 \$2,620 \$94,53 \$2,620 \$94,53 \$2,620 \$3,446,608 \$2,620 \$3,446,608 \$2,620 \$3,6457 \$163,448 \$98,066 \$229,236 \$42,739	\$4,700 \$7,100 \$9,500 \$10,000 \$114,600 \$114,600 \$114,600 \$114,600 \$10,000 \$14,100 \$15,000 \$22,900 \$162,000 \$22,600 \$500 \$477,300 \$250,400 \$823,500 \$477,300 \$250,400 \$182,400 \$182,400 \$182,400 \$103,200 \$240,900 \$44,300	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 6.721% 3.526% 11.596% 11.596% 11.596% 1.453% 3.392% 0.624%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$4,000 \$2,900 \$4,000 \$2,600 \$108,600 \$115,400 \$115,400 \$1,700 \$6,800 \$3,400 \$3,400 \$24,300	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 0.00% 29.455% 6 .553% 0.207% 11.724% 1.899% 3.407% 11.219% 2.074%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$20) (\$416) \$30,692 \$9,391 \$31,768 \$8,343 \$18,952 \$5,134 \$11,664 \$1,561	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -7.966% -0.763% -45.415% 6.872% 3.897% 4.013% 14.778% 11.595% 5.235% 5.088% 3.652%
Computer Expenses Legal Legal (Collections) Management Fee Audit Professional Fees Telephone Employee Training Bad Debts Real Estate Tax Insurance Miscellaneous Administrative Expenses Interest Rate Program - Fee Sales Tax Total Administrative Expenses Payroll Expenses Office Salaries Janitor's Payroll Recreation Payroll Doormen Salaries Payroll Taxes Janitor's Employee Benefits	730130 730140 730150 730200 730205 730230 730230 730250 730290 730290 730300 730432 730440 730448 730451 769980 5 741500 741575 743600 743720 743740 743760	\$4,500 \$7,100 \$6,400 \$114,600 \$114,600 \$114,600 \$10,500 \$10,500 \$10,500 \$10,500 \$10,500 \$10,500 \$15,000 \$158,000 \$158,000 \$368,700 \$2235,000 \$821,800 \$58,000 \$179,000 \$99,800 \$216,600	\$4,715 \$6,507 \$6,104 \$19,263 \$17,006 \$114,600 \$5,500 \$6,691 \$8,615 \$4,867 \$12,006 \$19,417 \$153,386 \$9,453 \$2,620 \$916 \$446,608 \$241,009 \$791,732 \$56,457 \$163,448 \$98,066 \$229,236 \$42,739 \$44,528	\$4,700 \$7,100 \$9,500 \$10,000 \$114,600 \$114,600 \$18,000 \$18,000 \$14,100 \$15,000 \$22,900 \$162,000 \$22,600 \$500 \$477,300 \$250,400 \$823,500 \$477,300 \$250,400 \$182,400 \$182,400 \$182,400 \$103,200 \$240,900 \$44,300 \$49,500	0.066% 0.10% 0.134% 0.293% 0.211% 1.614% 0.077% 0.254% 0.141% 0.058% 0.211% 0.323% 2.281% 0.123% 0.037% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.007% 0.0123% 2.568% 1.453% 3.392%	\$200 \$0 \$3,100 \$0 \$200 \$10,200 (\$500) (\$600) \$2,900 \$2,900 \$2,900 \$2,600 \$2,600 \$108,600 \$15,400 \$15,400 \$1,700 \$6,800 \$3,400 \$3,400	4.444% 0.00% 48.438% 0.00% 0.00% 3.774% 130.769% -4.762% -12.766% 0.00% 14.50% 2.532% 2.353% 0.00% 0.00% 29.455% 6.553% 0.207% 11.724% 1.899% 3.407% 11.219%	\$6 (\$15) \$593 \$3,396 \$1,537 (\$2,006) \$0 \$11,309 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$2753) (\$200 \$1,385 (\$767) \$2,994 \$3,483 \$8,614 (\$753) (\$200 \$30,692 \$31,768 \$8,343 \$18,952 \$5,134 \$11,664	-0.318% 9.113% 55.636% 7.979% -11.796% 0.00% 0.00% 169.018% 16.077% -15.759% 24.938% 17.938% 5.616% -7.966% -0.763% -0.763% 6.872% 3.897% 4.013% 14.778% 11.595% 5.235% 5.088%

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2020 Budget Summary Detail Fiscal Year Ending 02/29/2020 Property: Park Tower Condominium Association

			arty. I ark Tower			Budget Va	riance	Actual V	ariance
Account Name	General Ledger	2019 Budget	2019 Projected	2020 Budget	% of Total Inc/Exp	\$	%	\$	%
Contracted Expenses		-	!	11					
Scavenger Service	745010	\$29,500	\$31,381	\$32,600	0.459%	\$3,100	10.509%	\$1,219	3.885%
Uniforms	745020	\$7,700			0.176%	\$4,800	62.338%	\$2,081	19.973%
Metal Maintenance	745050	\$25,500			0.289%	(\$5,000)	-19.608%	\$8,504	70.89%
Plant Maintenance/Rental	745110	\$5,700		1 1 1	0.08%	\$0	0.00%	\$114	2.041%
Security Contract	745150	\$124,200	\$129,646	\$127,700	1.798%	\$3,500	2.818%	(\$1,946)	-1.501%
Landscaping	745170	\$33,200	\$37,608	\$33,100	0.466%	(\$100)	-0.301%	(\$4,508)	-11.987%
Window Washing	745180	\$22,500	\$26,020	\$23,700	0.334%	\$1,200	5.333%	(\$2,320)	-8.916%
Elevator Maintenance Contract	745190	\$97,000	\$98,318	\$100,500	1.415%	\$3,500	3.608%	\$2,182	2.219%
HVAC Maintenance Contract	745200	\$30,700		1 1 1 1	0.438%	\$400	1.303%	\$399	1.30%
Cable/Master TV Antenna Repairs/Maint	745210	\$379,800			5.499%	\$10,700	2.817%	\$11,778	3.11%
Total Contracted Expenses		\$755,800	\$760,397	\$777,900	10.954%	\$22,100	2.924%	\$17,503	2.302%
Operating Expenses									
Assn Owned Engineer's Unit Assmnt	506500	(\$17,400)	\$17,328	\$17,700	0.249%	\$35,100	-201.724%	\$372	2.147%
Light Bulbs	746030	\$9,500	\$8,642	\$9,500	0.134%	\$0	0.00%	\$858	9.928%
Maintenance Supplies	746040	\$6,500	\$10,165	\$8,500	0.12%	\$2,000	30.769%	(\$1,665)	-16.38%
Cleaning Supplies	746050	\$14,000	\$15,363	\$14,700	0.207%	\$700	5.00%	(\$663)	-4.316%
Exterminating	746090	\$35,800	\$45,927	\$36,400	0.513%	\$600	1.676%	(\$9,527)	-20.744%
Dry Cleaning/Receiving Room Expense	746120	\$7,200			0.101%	\$0	0.00%	\$900	14.286%
Licenses/Inspection Fees	746170	\$7,800	\$7,608		0.103%	(\$500)	-6.41%	(\$308)	-4.048%
Total Operating Expenses		\$63,400	\$111,333	\$101,300	1.426%	\$37,900	59.779%	(\$10,033)	-9.012%
Utility Expenses									
Electricity	749010	\$404.600	\$359,233	\$377,900	5.321%	(\$26,700)	-6.599%	\$18,667	5.196%
Gas	749025	\$417,000	+,		5.776%	(\$6,800)	-1.631%	(\$19,086)	-4.446%
Water/Sewer	749030	\$509,300			5.941%	(\$87,400)	-17.161%	\$20,091	5.00%
Total Utility Expenses		\$1,330,900			17.038%	(\$120,900)	-9.084%	\$19,672	1.653%
Maintenance / Repair Expenses		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	• • • • • • • •						
Move Ins/Outs Security	751105	\$12,000	\$21,086	\$15,800	0.223%	\$3,800	31.667%	(\$5,286)	-25.069%
Snow Removal	752400	\$4,200			0.062%	\$200	4.762%	\$2,300	109.524%
Key/Lock/Door Repair	757710	\$12,500			0.17%	(\$400)	-3.20%	\$3,452	39.917%
Services to Residents	758000	\$5,000			0.07%	(\$400) \$0	0.00%	(\$1,084)	-17.817%
Electrical	761200	\$10,500			0.313%	\$11,700	111.429%	\$9,857	79.859%
Filters	761800	\$3,000			0.045%	\$200	6.667%	(\$49)	-1.508%
Floors/Floor Tile	762200	\$2,500			0.137%	\$7,200	288.00%	\$8,161	530.279%
Security System	762900	\$4,000			0.072%	\$1,100	27.50%	\$3,100	155.00%
HVAC Supplies/Repairs	763205	\$58,600	\$74,996		0.98%	\$11,000	18.771%	(\$5,396)	-7.195%
Maintenance Equipment	763600	\$5,800	\$6,053	\$9,000	0.127%	\$3,200	55.172%	\$2,947	48.687%
Plumbing/Sewer	764600	\$30,600	\$24,311	\$30,400	0.428%	(\$200)	-0.654%	\$6,089	25.046%
Plumbing/Sewer Supplies	764601	\$20,000	\$18,027	\$20,800	0.293%	\$800	4.00%	\$2,773	15.383%
Roof Repairs	765200	\$9,500	\$22,310	\$9,500	0.134%	\$0	0.00%	(\$12,810)	-57.418%
Windows/Glass	766200	\$3,000	\$8,925	\$3,000	0.042%	\$0	0.00%	(\$5,925)	-66.387%
General Building	768700	\$62,500	\$96,948	\$74,000	1.042%	\$11,500	18.40%	(\$22,948)	-23.67%
Fire Prevention	768800	\$30,100			0.399%	(\$1,800)	-5.98%	(\$1,800)	-5.98%
Resident Repair Reimbursable	768900	\$40,000		\$38,000	0.535%	(\$2,000)	-5.00%	(\$15,369)	-28.798%
Total Maintenance / Repair Expenses		\$313,800	\$392,088	\$360,100	5.071%	\$46,300	14.755%	(\$31,988)	-8.158%
Recreational Expenses									
Pool Supplies	771060	\$6,500	\$6,321	\$6,700	0.094%	\$200	3.077%	\$379	5.996%
Pool Repairs/Maintenance	771080	\$6,500			0.096%	\$300	4.615%	(\$6,485)	-48.815%
Recreational Social Supplies/Expense	771120	\$9,500			0.163%	\$2,100	22.105%	\$317	2.81%
Fitness Center	771160	\$5,100			0.186%	\$8,100	158.824%	(\$1,888)	-12.513%
Total Recreational Expenses		\$27,600	\$45,977	\$38,300	0.539%	\$10,700	38.768%	(\$7,677)	-16.697%
Garage Expenses									
Garage / Parking Tax	779020	\$44,400	\$50,191	\$50,000	0.704%	\$5,600	12.613%	(\$191)	-0.381%
Garage Management Fee	779070	\$44,400			0.304%	\$0,000	0.00%	(\$131)	0.00%
Garage Resident Car Damages	779090	\$3,000			0.042%	\$0 \$0	0.00%	\$584	24.172%
Garage Administrative Expense	779115	\$2,500			0.035%	\$0 \$0	0.00%	\$414	19.847%
Garage Payroll	779210	\$270,900			4.115%	\$21,300	7.863%	\$19,096	6.992%
Garage Payroll Taxes	779220	\$21,900			0.33%	\$1,500	6.849%	\$1,713	7.899%
Garage Employee Benefits	779230	\$115,200			1.779%	\$11,100	9.635%	\$6,100	5.075%
Garage Workers' Compensation	779290	\$11,200			0.156%	(\$100)	-0.893%	\$126	1.148%
Garage Licenses/Inspections	779410	\$0		1 1 1	0.101%	\$7,200	0.00%	\$7,200	0.00%
Garage Uniforms	779420	\$2,500			0.035%	\$0	0.00%	\$114	4.778%
Garage Operations Expenses	779540	\$2,500			0.246%	\$15,000	600.00%	\$15,000	600.00%
Garage Repairs	779710	\$23,800			0.335%	\$0	0.00%	(\$855)	-3.468%
Garage General Maintenance	779720	\$11,000			0.155%	\$0 \$0	0.00%	(\$2,357)	-17.646%
Garage Plumbing/Sewer	779800	\$5,000			0.07%	\$0	0.00%	\$1,197	31.475%

DRAPER &KRAMER

2020 Budget Summary Detail Fiscal Year Ending 02/29/2020 Property: Park Tower Condominium Association

		-	t 2019 Projected	2020 Budget	% of Total Inc/Exp	Budget Variance		Actual Variance	
Account Name	General Ledger					\$	%	\$	%
Provision to Reserve Expenses									
Provision for Capital Reserve	506199	\$1,640,100	\$1,640,100	\$1,739,700	24.497%	\$99,600	6.073%	\$99,600	6.073%
Total Provision to Reserve Expenses		\$1,640,100	\$1,640,100	\$1,739,700	24.497%	\$99,600	6.073%	\$99,600	6.073%
TOTAL EXPENSES		\$6,768,400	\$6,843,244	\$7,101,600	100.00%	\$333,200	4.923%	\$258,356	3.775%
NET OPERATING INCOME/(LOSS)		\$120,200	\$107,861	\$0		(\$120,200)	-100.00%	(\$107,861)	-100.00%
			RES	ERVES					
Replacement Reserve									
HVAC Repair/Replacement	788130	\$490,900	\$93,671	\$643,700		\$152,800	31.127%	\$550,029	587.192%
Plumbing	788151	\$61,000	\$61,000	\$46,500		(\$14,500)	-23.771%	(\$14,500)	-23.771%
Riser Project	788160	\$600,000	\$517,840	\$500,000		(\$100,000)	-16.667%	(\$17,840)	-3.445%
Roof Repairs/Replacement	788178	\$0	\$173,685	\$0		\$0	0.00%	(\$173,685)	-100.00%
Door Replacement	788181	\$35,000	\$126,500	\$0		(\$35,000)	-100.00%	(\$126,500)	-100.00%
Landscaping	788190	\$175,000	\$0	\$265,000		\$90,000	51.429%	\$265,000	0.00%
Pool - Repairs / Improvements	788196	\$0	\$10,195	\$26,500		\$26,500	0.00%	\$16,305	159.931%
Key FOB Entry System	788241	\$0	\$1,760	\$0		\$0	0.00%	(\$1,760)	-100.00%
Garage Elevator	788298	\$0	\$0	\$82,000		\$82,000	0.00%	\$82,000	0.00%
Garage Concrete Repair	788304	\$25,500	\$25,500	\$88,500		\$63,000	247.059%	\$63,000	247.059%
Mailboxes	788355	\$102,000	\$85,000	\$0		(\$102,000)	-100.00%	(\$85,000)	-100.00%
Total Replacement Reserve		\$1,489,400	\$1,095,151	\$1,652,200		\$162,800	10.931%	\$557,049	50.865%
Reserve Income									
Reserve Fund Assessments	506150	\$1,640,100	\$1,640,100	\$1,739,700		\$99,600	6.073%	\$99,600	6.073%
Replacement Reserve Interest Income	548000	\$15,000	\$22,672	\$26,000		\$11,000	73.333%	\$3,328	14.679%
Total Reserve Income		\$1,655,100	\$1,662,772	\$1,765,700		\$110,600	6.682%	\$102,928	6.19%