

## One Breck Place Operating Budget Comparison

|                                 | 09-10 Budget   | 09-10 Projected Actual | 10-11 Proposed Budget | 09-10 Actual to 10-11 Budget | % Change to Budget |
|---------------------------------|----------------|------------------------|-----------------------|------------------------------|--------------------|
| Revenue                         | Oct-Sep        | Oct-Sept               | Oct-Sept              | Budget                       |                    |
| Operating Dues                  | 179,412        | 179,376                | 179,376               | 0.00%                        | -0.02%             |
| Reserve Dues                    | 46,800         | 46,800                 | 46,800                | 0.00%                        | 0.00%              |
| Reserve Interest                | -              | 324                    | -                     | -100.00%                     | 0.00%              |
| Late Fees                       | -              | 1,050                  | -                     | 0.00%                        | 0.00%              |
| Interest Income                 | -              | 182                    | -                     | -100.00%                     | 0.00%              |
| Working Capital Interest        | -              | 186                    | -                     | -100.00%                     | 100.00%            |
| <b>Total Revenue</b>            | <b>226,212</b> | <b>227,919</b>         | <b>226,176</b>        | <b>-0.76%</b>                | <b>-0.02%</b>      |
| <b>Expenses</b>                 |                |                        |                       |                              |                    |
| <b>Administrative</b>           |                |                        |                       |                              |                    |
| Management/Accounting Fee       | 28,080         | 28,080                 | 28,080                | 0.00%                        | 0.00%              |
| Board Expense                   | 500            | -                      | -                     | 100.00%                      | -100.00%           |
| Legal Fee                       | 560            | 250                    | 300                   | 20.00%                       | -46.43%            |
| Insurance                       | 16,608         | 14,336                 | 15,470                | 7.91%                        | -6.85%             |
| Postage                         | 200            | -                      | 100                   | 0.00%                        | -50.00%            |
| Admin Expense                   | 1,090          | 1,691                  | 1,300                 | -23.12%                      | 19.27%             |
| Tax Retuns                      | 600            | 580                    | 580                   | 0.00%                        | -3.33%             |
| <b>Repair &amp; Maintenance</b> |                |                        |                       |                              |                    |
| General Supplies                | 300            | 117                    | 300                   | 100.00%                      | 100.00%            |
| Repair & Maintenance            | 8,408          | 20,864                 | 10,253                | -50.86%                      | 21.94%             |
| <b>Operations</b>               |                |                        |                       |                              |                    |
| Snow Removal                    | 15,070         | 13,514                 | 14,190                | 5.00%                        | -5.84%             |
| Roof Snow Removal               | 11,000         | 4,420                  | 4,650                 | 5.20%                        | -57.73%            |
| Landscaping Contracts           | 12,500         | 14,400                 | 10,000                | -30.55%                      | -20.00%            |
| <b>Utilities</b>                |                |                        |                       |                              |                    |
| Internet                        | -              | 3,541                  | 11,700                | 230.43%                      | 0.00%              |
| Cable TV                        | 16,528         | 16,149                 | 17,248                | 6.80%                        | 4.36%              |
| Common Area Electric            | 5,095          | 3,945                  | 5,861                 | 48.56%                       | 15.03%             |
| Pool Use Fees                   | 8,784          | 7,822                  | 7,504                 | -4.07%                       | -14.57%            |
| Trash Removal                   | 17,199         | 16,164                 | 16,896                | 4.53%                        | -1.76%             |
| Water                           | 10,842         | 10,793                 | 10,231                | -5.21%                       | -5.64%             |
| Sewer                           | 26,048         | 24,453                 | 24,712                | 1.06%                        | -5.13%             |
| <b>Total Expenses</b>           | <b>179,412</b> | <b>181,119</b>         | <b>179,375</b>        | <b>-0.96%</b>                | <b>-0.02%</b>      |
| Previous Year Loss              | -              | 0                      | -                     | 0.00%                        | 0.00%              |
| Reserve Fund                    | 46,800         | 46,800                 | 46,800                | 0.00%                        | 0.00%              |
| Yearly Profit/ Loss             | -              | 0                      | -                     |                              |                    |
| Balance                         | (0)            | 0                      | 1                     |                              |                    |

Board Expense - Not budgeting, nothing spent, these items to me should be admin. Expenses not borad expenses.  
Admin Expense - \$300 lower than actual because pool keys are in actuals and will not be an expense this year.  
Snow roof removal - Actual half of budget because of heat tape.  
Internet is \$25 per unit per month

Electric is increased 10% overall and an additional \$1500 for the new units with heat tape to pay owners back.