

**Phillips Lofts  
CP 022-21718  
12 Month Budget - 2009/10**

<b>Income</b>	<b>Amount</b>	<b>%</b>
Condo Contributions	\$ 236,550	89%
Utility Recoveries	\$ 27,000	10%
Other Income	\$ 2,500	1%
<b>Total Income</b>	<b>\$ 266,050</b>	<b>100%</b>
<b>Expenses</b>		
<b>Utilities</b>		
Power	\$ 45,000	17%
Gas	\$ 30,000	11%
Water/Sewer/Waste Disposal	\$ 18,500	7%
Telephone and Communications	\$ 1,700	1%
Contingency	\$ 1,250	0%
<b>Total Utilities</b>	<b>\$ 96,450</b>	<b>36%</b>
<b>Contracts</b>		
Cleaning	\$ 12,000	5%
Elevator	\$ 8,000	3%
Mechanical	\$ 2,000	1%
Snow Removal	\$ 3,600	1%
Building Maintenance	\$ 4,000	2%
Other	\$ -	0%
<b>Total Contracts</b>	<b>\$ 29,600</b>	<b>11%</b>
<b>Maintenance</b>		
Cleaning	\$ 2,500	1%
Elevator	\$ 1,500	1%
Mechanical	\$ 5,500	2%
Building Interior	\$ 7,500	3%
Building Exterior	\$ 6,500	2%
Fire Protection/Security	\$ 3,500	1%
<b>Total Maintenance</b>	<b>\$ 27,000</b>	<b>10%</b>
<b>Administration</b>		
Intellemeter Lease	\$ -	0%
Management Fees	\$ 16,500	6%
Insurance	\$ 14,500	5%
Professional Fees	\$ 7,000	3%
Administration	\$ 5,000	2%
<b>Total Administration</b>	<b>\$ 43,000</b>	<b>16%</b>
<b>Other</b>		
Reserve Fund	\$ 58,000	22%
Capital Improvements	\$ 12,000	5%
<b>Total Other Expenses</b>	<b>\$ 70,000</b>	<b>26%</b>
<b>Total Expenses</b>	<b>\$ 266,050</b>	<b>100%</b>
<b>Net Surplus/(Deficit)</b>	<b>\$ -</b>	