

**100 East Main Street Condo Association
Budget Analysis**

	2019 Actual	2019 Approved Budget	2020 Approved Budget	2019 Actual vs. 2020 Proposed Budget	
	Jan-Dec	Jan-Dec	Jan-Dec	\$ Variance	% Variance
Ordinary Income/Expense					
Income					
400 · Operating Assessment Revenue	78,325	78,325	98,611	20,285	26%
410 · Elevator Operating Assessment	2,570	2,570	2,604	34	1%
461 · Interest Revenue	120	-	-	(120)	-100%
Total Operating Income	81,016	80,895	101,215	20,199	25%
Expense					
Office & Administration					
601 · Bank Fees	110	-	-	(110)	-100%
602 · Office Supplies	1,334	980	980	(354)	-27%
603 · Management Fees	15,240	15,240	15,000	(240)	-2%
Total Office & Administration	16,684	16,220	15,980	(704)	-4%
Professional Fees					
605 · Tax Preparation Fees	465	500	500	35	8%
605 · Legal	540	1,800	1,000	460	85%
Total Professional Fees	1,005	2,300	1,500	495	49%
Insurance					
606 · Insurance Policy	10,218	10,187	10,600	383	4%
Total Insurance	10,218	10,187	10,600	383	4%
Repairs & Maintenance					
630 · Building Repairs/Maint	14,780	5,103	6,988	(7,792)	-53%
631 · Building R&M Supplies	496	900	600	104	21%
632 · On Call / Stand By Service	1,825	1,820	1,820	(5)	0%
633 · Holiday Decoration	87	750	750	663	758%
Total Repairs & Maintenance	17,189	8,573	10,158	(7,031)	-41%
Landscape & Irrigation					
634 · Landscaping/Irrigation (OC)	969	1,800	1,000	31	3%
635 · Landscaping/Irrigation FPA	1,167	2,240	2,304	1,137	97%
636 · Landscaping/Irrigation Supplies	89	400	400	311	349%
Total Landscape & Irrigation	2,225	4,440	3,704	1,479	67%
Mechanical Systems					
637 · Heating & Domestic Water FPA	162	3,389	1,020	859	532%
638 · Mechanical Systems Supplies	28	400	200	172	620%
639 · Mechanical Systems Labor (OC)	1,117	1,220	2,000	883	79%
Total Mechanical Systems	1,306	5,009	3,220	1,914	147%
Janitorial					
640 · Cleaning FPA	3,689	2,652	4,476	787	21%
641 · Cleaning Supplies	619	560	1,000	381	61%
Total Janitorial	4,308	3,212	5,476	1,168	27%
Outside Contractor Service					
645 · Elevator Maintenance	775	1,550	1,560	785	101%
646 · Elevator Monitoring	477	1,020	1,044	567	119%
651 · Fire System	840	1,885	840	-	0%
652 · Security Life Safety	928	515	935	7	1%
653 · Fire Extinguishers		150	150	150	100%
654 · Window Cleaning		-	1,000	1,000	100%
Total Outside Contractor Service	3,019	5,120	5,529	2,510	83%
Snow Removal					

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655 · Snow Shoveling FPA	1,599	420	1,600	1	0%
656 · Snow Removal (OC)	5,021	3,450	3,450	(1,571)	-31%
Total Snow Removal	6,620	3,870	5,050	(1,570)	-24%
Utilities - Common Areas					
670 · Electric Common-Area	9,656	11,250	10,240	584	6%
671 · Gas Common-Area	2,350	3,210	2,890	540	23%
674 · Trash	4,062	4,200	4,200	138	3%
675 · Water	1,422	1,225	1,457	35	2%
677 · Sewer	881	880	1,857	976	111%
Total Utilities - Common Areas	18,370	20,765	20,644	2,273	12%
Other					
700 · Contingency	165	1,200	1,200	1,035	627%
710 · Reserve Assessments Funding		-	18,154	18,154	100%
Total Other	165	1,200	19,354	19,189	11630%
Total Operating Expenses	81,109	80,895	101,215	20,106	25%
Net Ordinary Income	(93)	-	-	93	-100%
Other Income/Expense					
Other Income					
800 · Capital Reserve Assessment	20,000	20,000	21,000	1,000	5%
810 · Capital Reserve Special Assessment		-	9,000	9,000	100%
Total Other Income	20,000	20,000	30,000	10,000	50%
Other Expense					
910 · CP - Signage	1,535	2,500	-	(1,535)	-100%
920 · CP - Reserve Study		-	-	-	0%
930 · CP - Front Door Lock		6,000	6,000	6,000	100%
940 · CP - Bike Rack	191	500	-	(191)	-100%
950 · CP - Valve Tags		2,000	-	-	0%
955 · CP - Landscaping		-	5,000	5,000	100%
960 · CP - Sewer Main Lining/Repairs		-	9,000	9,000	100%
Total Other Expense	1,726	11,000	20,000	18,274	1059%
Net Other Income	18,274	9,000	10,000	(8,274)	-45%
Net Income	18,180	9,000	10,000	(8,180)	-45%