

Kenbrooke Court Condominium Association
Actual to Budget Comparison
Year To Date 12-31-11

ACCRUAL

	<u>Jan-Dec '11 Actual</u>	<u>Jan-Dec '11 Budget</u>	<u>-Under/Over Budget</u>
Income			
Interest Income	0.00	20.00	-20.00
Laundry Income	1,473.97	1,800.00	-326.03
Miscellaneous Income			
Late Fees	8,190.00	7,000.00	1,190.00
Miscellaneous Income - Other	<u>25.00</u>	<u>0.00</u>	<u>25.00</u>
Total Miscellaneous Income	8,215.00	7,000.00	1,215.00
Monthly Fees--Reserve Funding	<u>43,549.92</u>	<u>43,549.92</u>	<u>0.00</u>
Monthly Fees--Operating	<u>363,870.08</u>	<u>363,730.08</u>	<u>140.00</u>
Total Income	<u>417,108.97</u>	<u>416,100.00</u>	<u>1,008.97</u>
Expense			
Administrative Expenses			
Bad Debt	3,067.42	1,000.00	2,067.42
Accounting/Legal Fees	406.86	4,500.00	-4,093.14
Bank Charges	285.53	0.00	285.53
Federal Income Tax	0.00	0.00	0.00
Insurance	42,886.29	75,000.00	-32,113.71
Management Fee	29,400.00	29,400.00	0.00
Miscellaneous Expense	940.97	750.00	190.97
Office Supplies	<u>1,503.83</u>	<u>1,200.00</u>	<u>303.83</u>
Total Administrative Expenses	78,490.90	111,850.00	-33,359.10
Operating Expenses			
Cleaning	5,328.49	5,550.00	-221.51
Disposal Service	9,851.58	9,800.00	51.58
Electric	14,600.57	13,500.00	1,100.57
Gas	40,126.21	43,500.00	-3,373.79
Pest Control	1,312.00	1,200.00	112.00
Water & Sewer	34,719.13	30,000.00	4,719.13
Water Softening	<u>18,269.89</u>	<u>19,000.00</u>	<u>-730.11</u>
Total Operating Expenses	124,207.87	122,550.00	1,657.87
Building Maintenance			
Contractors	3,235.96	1,500.00	1,735.96
Labor	67,625.38	56,000.00	11,625.38
Supplies	<u>6,786.86</u>	<u>5,500.00</u>	<u>1,286.86</u>
Total Building Maintenance	77,648.20	63,000.00	14,648.20
Landscaping Maintenance			
Litter Pick Up	1,303.50	1,750.00	
Brush Disposal	429.35	1,100.00	-670.65
Contractors	2,367.00	2,400.00	-33.00
Labor	23,787.00	19,000.00	4,787.00

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Mowing	9,881.25	8,900.00	981.25
Supplies	<u>621.35</u>	<u>1,250.00</u>	<u>-628.65</u>
Total Landscaping Maintenance	38,389.45	34,400.00	3,989.45
Snow Removal			
Contract	17,500.00	17,500.00	0.00
Ice Melt	1,997.72	3,000.00	-1,002.28
Roof Snow/Ice	867.00	2,000.00	-1,133.00
Non-Contract	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Snow Removal	20,364.72	22,500.00	-2,135.28
Pool Maintenance			
Labor	13,514.75	14,250.00	-735.25
Supplies	<u>4,822.94</u>	<u>4,000.00</u>	<u>822.94</u>
Total Pool Maintenance	18,337.69	18,250.00	87.69
Total Expense	<u>357,438.83</u>	<u>372,550.00</u>	<u>-15,111.17</u>
Net Income--Operating	<u>59,670.14</u>	<u>43,550.00</u>	<u>16,120.14</u>
Special Assessment Income	20,000.16	0.00	0.00

Reserve Expenses

Gas Building Demo	1,814.90
Pool	3,142.63
Trimming/Pruning Shrubs, Trees	3,697.50
Fencing Project	146.25
Visitor Parking Change-Bld. 17	552.57
Water System--Bld. 17	1,598.04
Paint Laundry Room Floors	900.00
Ice Storm Damage Clean Up	5,894.75
Clubhouse Vandalism Repair	1,000.00
Leak Damage Repairs--3629	3,652.06
Laundry Room Doors	0.00
Basement Brick Repair	0.00
Sliding Doors	9,318.76
Sewer Back-Up	0.00
Roofs	39.00
Water Heater Replacement	8,741.31
Asphalt Repair/Replacement	20,781.25
Doors & Locks	0.00
Pool Security, Key Fobs	8,815.38
Termite Treatment	0.00
Pool Pump Repair	1,800.00
Sidewalk, Patio Repair	<u>1,924.00</u>
Total Reserve Expenses	73,818.40