Park Millennium Condominium Association
DETAILED SUMMARY
Fiscal Year Ending December 31, 2012
Building No. 1445

Account	Acct. #	2011 Budget	2011 Est. to Yr. End	2012 Final Budget	% of Total Income	Variance 2011 & Proposed 2012 $	%
INCOME							
Assessments	536000	3,054,683	3,054,684	2,952,821	87.99%	-101,862	**-3.33%**
OTHER INCOME							
Commercial Space Rent	514210	24,000	28,200	13,200	0.39%	-10,800	-45.00%
Insurance Recovery	515400	0	20,873	0	0.00%	0	0.00%
Storage Rent	519100	15,300	21,062	20,000	0.60%	4,700	30.72%
Bike Room Fee	519105	1,980	2,007	2,160	0.06%	180	9.09%
Roof Rent	519400	12,000	12,000	12,000	0.36%	0	0.00%
Electricity Reimbursement	530100	26,575	30,577	28,000	0.83%	1,425	5.36%
Water and Sewer Reimbursement	530400	800	716	937	0.03%	137	17.13%
Garage Repairs Reimbursed	530614	25,233	24,832	35,408	1.06%	10,175	40.32%
Legal Reimbursed	530700	30,000	62,984	30,000	0.89%	0	0.00%
Service Recoveries	535000	16,500	21,105	16,500	0.49%	0	0.00%
TV/Antenna Cable	537000	0	0	128,700	3.83%	128,700	0.00%
Internet Fee	537005	0	0	52,910	1.58%	52,910	0.00%
Interest Income	541000	3,000	7,452	3,000	0.09%	0	0.00%
Vending Income	591200	400	351	400	0.01%	0	0.00%
NSF/Returned Check Fee	592000	0	300	300	0.01%	300	0.00%
Late Fee	592100	12,000	16,450	12,000	0.36%	0	0.00%
Fines	592200	500	1,500	500	0.01%	0	0.00%
Key Fee	593100	2,700	5,492	3,500	0.10%	800	29.63%
Lock Out Fees	593200	2,700	3,600	2,700	0.08%	0	0.00%
Move In / Move Out Fee	593601	15,000	25,600	20,000	0.60%	5,000	33.33%
Pet Fee	593700	5,000	4,750	4,000	0.12%	-1,000	-20.00%
Party Room	599000	3,600	7,350	5,400	0.16%	1,800	50.00%
Social Activities	599110	5,000	12,004	9,000	0.27%	4,000	80.00%
Scavenger Rebate	599800	7,500	7,514	0	0.00%	-7,500	-100.00%
Utility Rebate	599900	0	5,350	500	0.01%	500	9.35%
Miscellaneous Income	599900	2,000	5,983	2,000	0.06%	0	0.00%
Miscellaneous Income (Developer)	599919	0	437	0	0.00%	0	0.00%
Total Other Income		211,788	328,489	403,115	12.01%	191,327	90.34%
TOTAL INCOME		**3,266,471**	**3,383,173**	**3,355,936**	**100.00%**	**89,465**	**2.74%**
EXPENSES							
Administrative							
Newsletter/Web Hosting	630600	500	500	2,000	0.06%	1,500	300.00%
Printing and Copying	630800	500	128	200	0.01%	-300	-60.00%
Office Equipment	630900	3,000	2,217	3,000	0.09%	0	0.00%
Office Supplies/Expenses	631100	10,000	6,981	9,000	0.27%	-1,000	-10.00%
Postage and Delivery	631400	3,000	2,534	3,000	0.09%	0	0.00%
Management Fee	632000	85,200	85,200	85,200	2.54%	0	0.00%
Legal/Corporate	634006	10,000	12,167	15,000	0.45%	5,000	50.00%
Legal/Collections	634007	50,000	78,455	75,000	2.23%	25,000	50.00%
Auditing	635000	5,500	5,424	5,500	0.16%	0	0.00%
Other Professional Fees	635150	6,400	6,000	6,500	0.19%	100	1.56%
Telephone	636000	14,000	7,805	5,850	0.17%	-8,150	-58.21%
Employee Parking	636800	5,760	4,200	5,760	0.17%	0	0.00%
Bad Debt	637000	80,000	80,000	40,000	1.19%	-40,000	-50.00%
Memberships/Dues/Subscriptions	637800	800	775	800	0.02%	0	0.00%
Miscellaneous Administrative Expenses	639000	9,000	18,534	16,000	0.48%	7,000	77.78%
Hazard Insurance	672000	115,000	109,346	125,000	3.72%	10,000	8.70%

Workers' Compensation Insurance	672500	15,000	13,136	15,000	0.45%	0	0.00%
Federal Income Tax	713000	3,000	0	1,500	0.04%	-1,500	-50.00%
State Income Tax	713100	700	0	350	0.01%	-350	-50.00%
Total Administrative Expense		417,360	433,402	414,660	12.36%	-2,701	-0.65%
Payroll							
Office Salaries	631000	177,160	180,710	177,827	5.30%	667	0.38%
Engineering Payroll	642100	71,365	65,505	73,131	2.18%	1,766	2.47%
Janitor's Payroll	643000	153,638	146,253	161,216	4.80%	7,578	4.93%
Doormen Salaries	651200	229,720	216,862	230,133	6.86%	413	0.18%
Payroll Taxes	671100	49,216	55,660	62,000	1.85%	12,784	25.98%
Employee Benefits	640500	94,109	93,902	105,000	3.13%	10,891	11.57%
Total Payroll Expense		775,208	758,892	809,306	24.12%	34,098	4.40%
Utilities							
Electricity	645000	132,700	133,113	140,000	4.17%	7,300	5.50%
Water & Sewer	645100	80,000	71,606	93,750	2.79%	13,750	17.19%
Gas	645200	475,308	323,672	371,600	11.07%	-103,708	-21.82%
Total Utilities Expense		688,008	528,391	605,350	18.04%	-82,658	-12.01%
Operating							
Employees Unit Expenses	642200	21,600	21,600	21,600	0.64%	0	0.00%
Light Bulbs	642500	15,000	16,038	19,000	0.57%	4,000	26.67%
Maintenance Supplies	643100	38,000	32,163	38,000	1.13%	0	0.00%
Outside Cleaning Service	643200	230,000	232,089	245,000	7.30%	15,000	6.52%
Uniforms	643300	6,500	8,025	8,000	0.24%	1,500	23.08%
Uniform Purchases	643400	6,000	5,894	6,000	0.18%	0	0.00%
Carpet Cleaning	643600	12,000	12,330	12,710	0.38%	710	5.92%
Exterminating	646200	2,700	890	900	0.03%	-1,800	-66.67%
Scavenger Service	647000	18,000	17,404	16,090	0.48%	-1,910	-10.61%
License/Inspection Fees	649500	6,360	5,425	9,665	0.29%	3,305	51.97%
Total Operating Expense		356,160	351,858	376,965	11.23%	20,805	5.84%
Maintenance							
Landscaping Maintenance Contract	652205	40,000	30,211	40,000	1.19%	0	0.00%
Stone Maintenance	652803	8,000	1,860	5,000	0.15%	-3,000	-37.50%
Window Washing	653100	7,500	6,840	7,500	0.22%	0	0.00%
Generator Maintenance	654805	6,300	3,433	6,300	0.00%	0	0.00%
Elevator Maintenance Contract	655000	60,000	50,996	54,500	1.00%	-5,500	-9.17%
Common Elements Decorating	656300	30,000	77,654	20,000	0.60%	-10,000	-33.33%
Living Plant Maintenance/Rental	657505	6,700	6,616	7,800	0.23%	1,100	16.42%
Business Center Expenses	658005	3,000	1,376	2,000	0.06%	-1,000	-33.33%
Total Maintenance Expense		161,500	178,986	143,100	4.26%	-18,400	-11.39%
Repairs							
Electrical	661200	9,000	10,473	15,000	0.45%	6,000	66.67%
Elevator	661600	9,000	7,973	9,000	0.27%	0	0.00%
Security/Electronics/Cable	662905	10,000	7,458	10,000	0.30%	0	0.00%
HVAC Materials	663201	22,000	13,852	20,000	0.60%	-2,000	-9.09%
HVAC Maintenance Contract	663203	9,075	9,075	9,075	0.27%	0	0.00%
HVAC Building Controls/Maintenance	663214	35,000	27,018	52,000	1.55%	17,000	48.57%
Boiler Repair	663222	5,000	3,499	6,500	0.19%	1,500	30.00%
Boiler Contract	663223	3,360	2,380	2,380	0.07%	-980	-29.17%
Maintenance Equipment	663600	5,000	2,383	5,000	0.15%	0	0.00%
Plumbing/Sewer	664600	35,000	30,333	55,000	1.64%	20,000	57.14%
Windows/Glass	666200	10,000	3,000	6,000	0.18%	-4,000	-40.00%
General Building	668700	70,000	69,600	80,000	2.38%	10,000	14.29%
Fire Prevention	668800	30,000	21,687	30,000	0.89%	0	0.00%

Total Repairs		252,435	208,731	299,955	8.94%	47,520	18.82%
Recreational							
Cable TV	691000	133,000	128,678	128,700	3.83%	-4,300	-3.23%
Internet	691015	0	0	48,100	1.43%	48,100	0.00%
Pool Repairs/Maintenance	693200	17,000	11,442	14,000	0.42%	-3,000	-17.65%
Recreational Repairs	693500	9,800	8,079	9,800	0.29%	0	0.00%
Recreational Activities/Events	694600	3,000	6,536	6,000	0.18%	3,000	100.00%
Recreation Supplies	694800	3,000	913	0	0.00%	-3,000	-100.00%
Total Recreational Expense		165,800	155,648	206,600	6.16%	40,800	24.61%
Reserves							
Contribution to Capital Reserves	132000	450,000	450,000	500,000	14.90%	50,000	11.11%
Total Reserves Expense		450,000	450,000	500,000	14.90%	50,000	11.11%
TOTAL EXPENSES		**3,266,471**	**3,065,908**	**3,355,936**	**100.00%**	**89,465**	**2.74%**