

TELEGRAPH LANDING NORTH ASSOCIATION
2011 APPROVED OPERATING BUDGET

	2010 Budget	2011 Approved Budget	2011 Monthly Budget
Monthly Assessments			
Operating Expenses	1,874,541	1,915,355	159,613
Gas, Electric & Cable	508,000	538,663	44,889
Total Monthly Assessments	2,382,541	2,454,018	204,502
Late Fees & Interest	8,000	5,400	450
Parking Space Revenue	4,500	4,500	375
Comcast Revenue	2,280	2,280	190
Move In / Move Out Fees	5,000	5,000	417
Fines / Violations	0	0	0
Keys / Remotes	0	300	25
Interest Income	500	350	29
Miscellaneous Income	0	0	0
Special Assessment	950,000	950,000	79,167
	<u>970,280</u>	<u>967,830</u>	<u>80,653</u>
	3,352,821	3,421,848	285,154
Transfer Special Assessment	(950,000)	(950,000)	(79,167)
Transfers To Reserves	(675,807)	(766,430)	(63,869)
	<u>1,727,014</u>	<u>1,705,418</u>	<u>142,118</u>
Net Operating Revenue			
5000 Administrative Expense			
Professional Services			
5031 Legal	2,000	10,000	833
5032 Accounting/CPA	3,000	3,950	329
5038 Budget/Reserve Study	1,500	4,000	333
	<u>6,500</u>	<u>17,950</u>	<u>1,495</u>
Other Administrative			
5050 Dues/Subscriptions	1,000	900	75
5070 Office Supplies	6,000	5,500	458
5080 Meeting/Social Expense	2,000	2,500	208
5090 Telephone	9,000	8,200	683
SF Village Subscription		700	58
5099 Miscellaneous Administrative	20,000	500	42
Bad Debt Expense	1,000	2,700	225
	<u>39,000</u>	<u>21,000</u>	<u>1,749</u>
Total Administrative	45,500	38,950	3,244
5100 CitiScape Expenses			
5110 Management Fee	49,680	50,922	4,244

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5114	Unreimbursed Expenses/Management Extras	2,500	0	0
5115	Accounting & Billing	12,000	12,000	1,000
5116	Printing, Postage, Reproduction	9,500	9,500	792
5118	File Storage	1,944	500	42
5120	On Site Management Fees	209,674	219,426	18,286
		285,298	292,348	24,364
5400	Utility Expense			
5420	Gas	84,000	94,003	7,834
5430	Electricity	340,000	362,660	30,222
5440	Water/Sewer	100,000	102,778	8,565
5450	Refuse Removal	54,000	45,952	3,829
5470	Cable/Satellite TV	82,000	82,000	6,833
		660,000	687,393	57,283
5600	Contract Services			
5610	Janitorial / Cleaning Contract	119,401	117,060	9,755
5620	Landscape Contract	24,615	23,820	1,985
5630	Pest Control Contract	1,500	1,356	113
5640	Elevator Contract	30,500	32,705	2,725
5650	Fire & Safety Contract	6,500	6,500	542
5660	Security Contract	250,000	257,040	21,420
5670	Gym Contract	700	750	63
	Generator		0	0
		433,216	439,231	36,603
5700	License/Permits/Certificates	4,000	2,500	208
5800	Depletable Supplies			
5810	Janitorial Supplies	15,000	15,000	1,250
5840	Building Maintenance Supplies	18,000	8,000	667
5870	Landscape Supplies	3,900	0	0
		36,900	23,000	1,917
5900	Fire Inspections			
5925	Fire Inspection	2,500	2,800	233
5930	Fire Sprinkler Inspection	5,000	5,000	417
5945	Fire Equipment Inspection	500	500	42
	Fire Extinguisher Maint		1,200	100
		8,000	9,500	792
6000	Repairs & Maintenance			
6001	Boiler	10,000	11,000	917

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6002	Building	10,000	26,300	2,192
6003	Common Area	20,000	0	0
6004	Drainage	3,500	4,000	333
6005	Electrical	6,500	0	0
6006	Elevator	2,500	2,500	208
6007	Emergency Generator	5,000	3,800	317
6008	Fire Extinguisher	500	0	0
6009	Garage Gates	1,500	1,500	125
6010	Gym Equipment	1,000	1,000	83
6011	HVAC	4,000	2,000	166
6012	Irrigation Maintenance	5,000	1,500	125
6013	Landscape	5,000	6,000	500
6014	Life Safety System	5,700	7,000	583
6015	Locks/Keys/Locksmith	1,000	1,000	83
6016	Plumbing	10,000	14,000	1,167
6017	Security Equipment	5,000	5,000	417
6018	Tree Trimming & Removal	8,000	9,000	750
6019	Window Washing	11,000	9,500	792
6020	General	1,000	0	0
		116,200	105,100	8,758
6500	Insurance Expense			
6510	Liability Insurance	71,000	72,000	6,000
6520	D&O Insurance	2,500	2,376	198
6560	Workers Compensation Insurance	1,000	600	50
6570	Fidelity Insurance	1,200	2,420	202
6599	Insurance Claims Expense	10,000	10,000	833
		85,700	87,396	7,283
6600	Tax Expense			
6620	State Taxes	2,200	0	0
7000	Extraordinary Expenses	50,000	20,000	1,666
		1,727,014	1,705,418	142,118