

**East Bridge Lofts Property Owners Association  
2019 Operating Budget**

	2019 YEAR	2019 MONTH	2018 ACT/PROJ	YOY % VAR
<b>GENERAL &amp; ADMINISTRATIVE</b>				
Homeowner Services	\$150.00	\$12.50	\$150.00	0.00%
Concierge Services	\$0.00	\$0.00	\$0.00	0.00%
Valet Services	\$0.00	\$0.00	\$0.00	0.00%
Bad Debt	\$0.00	\$0.00	\$0.00	0.00%
Master Assoc Fee	\$0.00	\$0.00	\$0.00	0.00%
Administrative Expense	\$1,645.00	\$137.08	\$1,660.00	-0.90%
Telephone/Pagers	\$3,524.00	\$293.67	\$3,394.00	3.83%
Computer Supplies/Services	\$300.00	\$25.00	\$300.00	0.00%
Office Supplies	\$1,660.00	\$138.33	\$2,000.00	-17.00%
Employee Expenses	\$0.00	\$0.00	\$0.00	0.00%
Licenses & Permits	\$125.00	\$10.42	\$125.00	0.00%
Postage/Fedex	\$510.00	\$42.50	\$510.00	0.00%
Accounting Costs	\$3,900.00	\$325.00	\$600.00	550.00%
Bank Charges	\$0.00	\$0.00	\$0.00	0.00%
Interest Expense	\$0.00	\$0.00	\$0.00	0.00%
Income Tax	\$0.00	\$0.00	\$0.00	0.00%
Professional Fees	\$0.00	\$0.00	\$0.00	0.00%
Legal Fees	\$3,000.00	\$250.00	\$8,300.00	-100.00%
Division Fees	\$0.00	\$0.00	\$0.00	0.00%
Security Services	\$0.00	\$0.00	\$0.00	0.00%
Other Outside Services	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL</b>	<b>\$14,814.00</b>	<b>\$1,234.50</b>	<b>\$18,539.00</b>	<b>-20.09%</b>
<b>MAINTENANCE</b>				
Landscape Services/Plants	\$35,720.00	\$2,976.67	\$36,030.00	-0.86%
Maintenance Supplies/Repairs	\$3,320.00	\$276.67	\$500.00	564.00%
Garage Supplies/Repairs	\$0.00	\$0.00	\$0.00	0.00%
Plumbing Supplies/Repairs	\$3,600.00	\$300.00	\$3,639.00	-1.07%
Carpet Cleaning/Repairs	\$400.00	\$33.33	\$400.00	0.00%
Appliance Parts/Repairs	\$0.00	\$0.00	\$0.00	0.00%
Locks & Keys	\$0.00	\$0.00	\$0.00	0.00%
Hvac Maintenance	\$360.00	\$30.00	\$60.00	500.00%
Laundry Supplies/Repairs	\$0.00	\$0.00	\$0.00	0.00%
Pool/Club/Amenities	\$13,000.00	\$1,083.33	\$12,103.00	7.41%
Gate/Access Systems	\$0.00	\$0.00	\$0.00	0.00%
Electrical Supplies/Repairs	\$1,000.00	\$83.33	\$1,584.00	-36.87%
Light Bulbs/Lighting	\$50.00	\$4.17	\$50.00	0.00%
Maintenance Contracts	\$37,080.00	\$3,090.00	\$0.00	100.00%
Pest Control	\$10,556.00	\$879.67	\$9,540.00	10.65%
Roof/Gutter Maint/Repairs	\$4,450.00	\$370.83	\$12,253.00	-63.68%
Elevator Service/Repairs	\$0.00	\$0.00	\$0.00	0.00%
Fire/Life/Safety	\$800.00	\$66.67	\$800.00	0.00%
Parking Facility Maint	\$0.00	\$0.00	\$0.00	0.00%
Janitorial Services	\$0.00	\$0.00	\$0.00	0.00%
Janitorial Supplies	\$1,000.00	\$83.33	\$1,588.00	-37.03%
Rental Unit Supplies/Repairs	\$0.00	\$0.00	\$0.00	0.00%
Other Special Maintenance	\$3,000.00	\$250.00	\$125.00	2300.00%
<b>TOTAL</b>	<b>\$114,336.00</b>	<b>\$9,528.00</b>	<b>\$78,672.00</b>	<b>45.33%</b>
<b>PAYROLL</b>				
Management/Bookkeeping	\$85,701.60	\$7,141.80	\$79,669.00	7.57%
Concierge/Valet	\$0.00	\$0.00	\$0.00	0.00%
Maintenance	\$0.00	\$0.00	\$24,820.13	-100.00%
Housekeeping/Porter	\$0.00	\$0.00	\$0.00	0.00%
Employee Bonus	\$2,572.00	\$214.33	\$2,572.00	0.00%
Payroll Taxes & Benefits	\$25,038.82	\$2,086.57	\$21,794.00	14.89%
<b>TOTAL</b>	<b>\$113,312.42</b>	<b>\$9,442.70</b>	<b>\$128,855.13</b>	<b>-12.06%</b>
<b>Management Fee</b>	<b>\$18,000.00</b>	<b>\$1,500.00</b>	<b>\$18,000.00</b>	<b>0.00%</b>

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<b>UTILITIES</b>				
Electric	\$20,830.74	\$1,735.89	\$20,374.00	2.24%
Electric Service - Other	\$0.00	\$0.00	\$0.00	0.00%
Electric Reimbursement	\$0.00	\$0.00	\$0.00	0.00%
Natural Gas	\$0.00	\$0.00	\$0.00	0.00%
Natural Gas Reimb	\$0.00	\$0.00	\$0.00	0.00%
Water & Sewer	\$110,520.49	\$9,210.04	\$114,912.00	-3.82%
Chilled Water	\$0.00	\$0.00	\$0.00	0.00%
Water & Sewer Reimb	\$0.00	\$0.00	\$0.00	0.00%
Trash Removal	\$6,740.00	\$561.67	\$7,074.00	-4.72%
Trash Removal Reimb	\$0.00	\$0.00	\$0.00	0.00%
Cable	\$0.00	\$0.00	\$0.00	0.00%
Internet	\$0.00	\$0.00	\$0.00	0.00%
Utility Expense - Other	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL</b>	<b>\$138,091.23</b>	<b>\$11,507.60</b>	<b>\$142,360.00</b>	<b>-3.00%</b>
<b>OTHER OPERATING</b>				
Property Insurance	\$221,629.75	\$18,469.15	\$219,640.00	0.91%
Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
Contingency	\$0.00	\$0.00	\$0.00	0.00%
Depreciation	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL</b>	<b>\$620,183.40</b>	<b>\$51,681.95</b>	<b>\$606,066.13</b>	<b>2.33%</b>
<b>OTHER EXPENSE</b>				
Capital Reserve	\$129,000.00	\$10,750.00	\$68,000.00	89.71%
Landscape Reserve Allocation	\$15,000.00	\$1,250.00	\$15,000.00	0.00%
Construction Reserve Allocation	\$0.00	\$0.00	\$0.00	0.00%
Capital Contribution	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL</b>	<b>\$144,000.00</b>	<b>\$12,000.00</b>	<b>\$83,000.00</b>	<b>73.49%</b>
<b>TOTAL EXPENSES</b>	<b>\$764,183.40</b>	<b>\$63,681.95</b>	<b>\$689,066.13</b>	<b>10.90%</b>
<b>INCOME</b>				
Association Dues	\$757,549.00	\$63,129.08	\$730,665.00	3.68%
<b>MISCELLANEOUS INCOME</b>				
Garage/Storage Dues	\$0.00	\$0.00	\$0.00	0.00%
Laundry/Vending Income	\$0.00	\$0.00	\$0.00	0.00%
Legal Income	\$0.00	\$0.00	\$0.00	0.00%
Late Fees	\$4,534.00	\$377.83	\$4,534.00	0.00%
Capital Contribution Income	\$0.00	\$0.00	\$0.00	0.00%
Master Assoc Income	\$0.00	\$0.00	\$0.00	0.00%
Special Assessment	\$0.00	\$0.00	\$0.00	0.00%
Other Income	\$2,100.00	\$175.00	\$2,087.00	0.62%
Interest Income	\$0.00	\$0.00	\$0.00	0.00%
Maintenance Income	\$0.00	\$0.00	\$0.00	0.00%
Clubhouse Rental	\$0.00	\$0.00	\$0.00	0.00%
Communications Income	\$0.00	\$0.00	\$0.00	0.00%
Elevator Reimbursement	\$0.00	\$0.00	\$0.00	0.00%
Monthly Rental Income	\$0.00	\$0.00	\$0.00	0.00%
Move In/Out Income	\$0.00	\$0.00	\$0.00	0.00%
Guest Suite Rental	\$0.00	\$0.00	\$0.00	0.00%
Other Special Income	\$0.00	\$0.00	\$0.00	0.00%
Deficit Funding Income	\$0.00	\$0.00	\$0.00	0.00%
<b>TOTAL</b>	<b>\$6,634.00</b>	<b>\$552.83</b>	<b>\$6,621.00</b>	<b>0.20%</b>
<b>CASH FLOW</b>	<b>(\$0.40)</b>	<b>(\$0.03)</b>		

**Regime Fees**

	2019 Percentage	2019 Annual Fee	2019 Monthly Fee
One Bedroom Units (32)	0.4539%	\$ 3,438.60	\$ 286.55
Two Bedroom Units (160)	0.5063%	\$ 3,835.36	\$ 319.61
Three Bedroom Units (8)	0.5585%	\$ 4,230.91	\$ 352.58

	2018 Monthly Fees	YOY % Variance
\$	272.52	5.15%
\$	303.97	5.15%
\$	335.32	5.15%

Approved By: WU  
Date: 11/13/18

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<b>RESERVE SCHEDULE:</b>						
Unit Type	Estimated Actual Life (Yrs.)	Estimated Remaining Useful Life	Balance of Replacement Cost	Monthly	Annually	
Capital Reserve Allocation	1	1	\$ 129,000.00	\$ 10,750.00	\$ 129,000.00	
Landscape Reserve Allocation	1	1	\$ 15,000.00	\$ 1,250.00	\$ 15,000.00	
Construction Reserve Allocation	1	1	\$ -	\$ -	\$ -	
			<b>\$ 144,000.00</b>	<b>\$ 12,000.00</b>	<b>\$ 144,000.00</b>	

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Date: 11/13/18