

**PINNACLE AT CITY PARK SOUTH
2011 BUDGET**

Description	2011
Income	
Scheduled Maintenance Fees	1,495,980
Developer Scheduled Maintenance Fees	0
Utilities	481,940
Key Fob Income	600
Guest Room Rental	12,000
Clubhouse Rental	3,000
Late Fees/Short Check Fees	3,600
Misc/Vending/filters	4,250
Interest Income	2,565
Legal Income	4,800
TOTAL Income:	2,008,735
Building Maintenance	
Guest Suite Expense	2,500
Plant Care	20,500
Carpet Cleaning	5,500
Elevator Contract	38,000
Elevator Inspections/repairs	3,000
Window Washing	18,000
Cleaning/Janitorial	1,700
Cleaning Supplies	8,400
Electrical	2,400
Plumbing	6,940
HVAC contract	43,000
HVAC repairs	36,000
Generator System	5,264
Pool/Hottub/Sauna	2,950
FIRE/SECURITY/Intercom	31,500
Access Control System	3,300
Trash Removal	27,000
Exterminating	3,600
Interior painting/wall repair	1,400
Locks & Keys	1,200
Uniforms	2,400
Other repairs and maintenance	9,600
Licenses	400
Misc. maintenance supplies	4,200
Rec Room supplies/repairs	3,500
Fitness Center Equipment	1,200
Electrical/plumbing supplies	4,200
Pool/Hottub/Sauna supplies	2,400
Garage Maintenance/cleaning	5,030
Cable Service	66,000
Contingency	20,000
IT	9,900
TOTAL Building Maintenance:	390,984
Power/Electric	389,020
Submeter Reading	19,296
Heat/Gas	27,000
Pool gas (Seminole)	
WATER	21,564
SEWER	22,800
TOTAL Utilities:	488,940
Payroll	
GM & Assistant GM	104,556
Concierge***	173,628

**PINNACLE AT CITY PARK SOUTH
2011 BUDGET**

Security/night emergency	39,000
Housekeeping	85,000
Maintenance	85,000
Pool Monitor	1,560
Overtime and vacation	20,000
Payroll Expense	12,000
Payroll Taxes	43,200
Group Insurance	24,276
Workers Compensation	13,200
TOTAL Payroll:	601,420
<hr/>	
Exterior Maintenance	
Grounds Contract	9,924
Landscape improvements	10,000
Snow Removal	1,600
Misc. Equip Maint & Repair	2,000
Sprinklers	3,000
Plants, trees & shrubs	5,060
Streets/sidewalks	750
Total Exterior Maintenance:	32,334
<hr/>	
ADMINISTRATION	
Copying/printing/postage	4,200
Management Fees	51,480
Website Fees	420
Employee Recruiting	300
Professional Fees	6,000
Equipment Rental/Leasing	5,400
Office Supplies	1,200
Copier Supplies	3,000
Telephone/answeringservice/pager	12,000
Holiday Gifts and Parties	8,000
Auto Allowance	300
Credit Check	720
Bad Debt	20,000
Miscellaneous	2,400
Legal Fees	12,000
Audit/Accounting Fees	1,600
TOTAL Administration:	129,020
<hr/>	
Taxes, Insurance, Interest	
Insurance	82,535
Taxes	2,000
TOTAL Taxes, Insurance, Interest	84,535
SUBTOTAL Expenses:	1,727,233
TRANSFER TO RESERVES:	281,502
TOTAL EXPENSES	2,008,735
Net Operating Income:	0