

THE ALEXANDER TOWERS CONDOMINIUM ASSOCIATION, INC.					
ANNUAL OPERATING BUDGET					
FOR THE YEAR JANUARY 1, 2020 THROUGH DECEMBER 31, 2020					
Account	Description	Budget 2020	Budget 2019	Variance [\$]	Variance [%]
4050	Maintenance Assessment Income	\$ 2,018,000	\$ 1,876,659	\$ 141,341	7.5%
4060	Late Fee Income	6,000	6,000		
4063	Condo Docs/FOB	8,000	8,000		
4064	Interest Income	200	200		
4065	Laundry Income	40,000	40,000		
4067	Legal Fees	-	1,000		
4068	Screening fees	900	1,000		
4070	Miscellaneous Income	11,000	10,000		
4073	Vending Machine	500	500		
4074	Violation Fees	2,000	3,500		
4080	Pool/Towels/Cushions/Umbrellas	14,000	11,000		
4085	Valet Income	37,000	35,000		
4092	Insurance Refund/Claims	-	3,000		
4095	Cable Income - Comcast	3,350	3,350		
4097	Prior Year Expense Recovery	-	1,000		
	TOTAL REVENUE	\$ 2,140,950	\$ 2,000,209	\$ 140,741	7.0%
EXPENSES					
Administrative					
7002	Accounting & Audit	30,000	30,000		
7003	Legal Fees Gen. matters	10,000	10,000		
7005	Licenses, Fees & Taxes	2,500	2,500		
7008	Office Supplies	6,200	6,200		
7009	Screening Expenses	2,000	3,000		
7011	Postage	4,000	4,000		
7013	Real Estate Taxes	40,000	40,000		
7016	Bad Debt Expense	4,000	4,000		
7017	Uniforms	3,000	3,000		
7018	Valet Parking Expenses	1,000	1,000		
	Administrative	102,700	103,700	(1,000)	-1%
Insurance					
7101	Boiler/Machinery Insurance	1,778	2,605		
7102	General Liability	27,000	31,451		
7103	Windstorm Insurance	245,000	204,475		
7104	Flood Insurance	33,176	32,577		
7105	D&O Insurance	2,280	1,883		
7106	Glass Insurance	11,576	11,125		
7107	Crime Insurance	1,399	1,292		
7108	Umbrella Insurance	6,701	5,774		
7109	Garage Keepers Liab. Ins.	17,454	14,032		
7110	Insurance Finance Charge	2,300	4,947		
7111	Workers Compensation	16,354	13,704		
	Insurance	365,017	323,865	41,152	13%
Payroll					
7504	Payroll-Administrative	116,422	107,450		
7508	Payroll-Maintenance/Engineer	119,496	112,367		
7512	Payroll Valet Attendants	134,358	125,766		
7514	Payroll-Front Desk	129,836	128,315		
7516	Payroll-Pool	53,856	51,674		
7520	Payroll-Bonus	6,500	6,180		
7526	Payroll-Taxes	65,173	55,824		
	Paroll-Janitor	97,560	-		

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Account	Description	Budget 2020	Budget 2019	Variance [\$]	Variance [%]
	Payroll	723,200	587,576	135,624	23%
Contract Services					
7201	Lease - Trash Compactor	7,117	5,512		
	Janitor Contract	-	97,500		
7205	Pest Control	20,167	16,000		
7206	Pool/Spa Contract	15,000	15,300		
7208	Lawn & Landscape Service	27,000	20,000		
7209	Guard Service	37,000	-		
7210	Waste Removal	33,975	32,252		
7211	Cable T.V.	120,340	116,612		
7212	Elevator Contract	10,000	8,400		
7213	Generator		500		
7215	Water Treatment	3,125	3,500		
7217	R & M Cooling Tower	11,800	11,000		
7218	Copier Lease agreement	2,400	2,400		
7219	Web site domain	1,026	1,000		
7220	Floor Mats Cleaning	3,582	3,500		
	Contract Services	292,532	333,476	(40,944)	-12%
Utilities					
7401	Electricity	119,000	117,000		
7402	Water & Sewer	264,000	240,000		
7403	Gas/Oil	25,000	20,000		
7404	Telephones	6,000	6,500		
	Utilities	414,000	383,500	30,500	8%
Repair and Maintenance					
7302	Elevator	1,000	1,000		
7303	Building Maintenance	110,000	105,000		
7304	Fire Systems	20,000	61,292		
7307	Pool/Spa Supplies/Repairs	10,000	11,000		
7308	Roof	5,000	5,000		
7309	Supplies/Projects/ Misc.	5,000	1,000		
7313	Window/sliding doors repairs	25,000	30,000		
	Irrigation Repairs	-	1,800		
7316	Heating / Vent/ AC	35,000	15,000		
7317	Plumbing repairs	12,000	20,000		
7318	Window cleaning	7,000	7,000		
7319	Wash and Dryers repair	13,500	10,000		
	Repair & Maintenance	243,500	268,092	(24,592)	-9%
	TOTAL OPERATING EXPENSES	\$ 2,140,950	\$ 2,000,209	140,741	7.0%
	Net Income (loss)	\$ -	\$ -		