

**VENTURE COMMERCE CENTER - NATOMAS
2010**

	YTD (10/31/09)	YE Projection	2009 Budget	2010 Budget	
INCOME:					
60000	Member Assessments	100,027.47	120,035.00	120,035.00	133,385.84
61000	Late Charges	3,690.13	4,428.00	-	-
61010	NSF Fees	90.00	108.00	-	-
79150	Reserve Interest	59.87	71.84	-	75.00
	Total Income	103,867.47	124,642.84	120,035.00	133,460.84
EXPENSES:					
Administrative					
70000	Management Monthly Fee	16,145.00	19,374.00	19,374.00	19,944.00 Requested 3% increase
70080	Management Extras-Lates	1,385.00	1,662.00	930.00	1,250.00 Late Letters- Reimbursed to Assoc. through late fees
70200	Audit/Review/tax preparation	405.00	405.00	575.00	575.00 Direct cost to CPA
70800	Income Taxes	1,480.00	4,840.00	200.00	4,495.84 Income Tax on Reserve Provision
70815	Tax - Corporation	800.00	800.00	800.00	800.00 Min. Annual CA Corporate Tax
70920	Insurance	8,862.34	10,600.00	10,900.00	17,405.00 Addition of Flood Insurance
71520	Postage & Delivery	116.69	165.00	95.00	150.00 Direct Cost Postage
71760	Storage	36.66	36.66	24.00	36.00 Storage of Aged Records
71800	Taxes/Licenses/Permits	24.61	35.00	35.00	35.00 CA Sect. of State Filing
71999	Bad Debt Write-Off	-	-	2,100.00	1,500.00 Fund to cover uncollected assessments
	Total Administrative Exp.	29,255.30	37,917.66	35,033.00	46,190.84
Repairs & Maintenance					
72030	Back Flow Testing/Repairs	435.00	435.00	360.00	435.00 Annual Backflow Testing
72430	Window Cleaning	1,150.00	2,300.00	2,300.00	2,300.00 Performed Bi-Annually
72515	Lighting R&M	-	-	-	3,500.00 New Line Item- formerly under Misc. R&M
72585	Misc R&M	4,183.30	5,020.00	3,500.00	3,000.00 Estimate based on projection/prior budget.
72630	Pest Control	900.00	1,140.00	1,140.00	1,080.00 Semi-Monthly service
72734	Roof R&M	1,592.00	2,630.00	2,500.00	3,000.00 Estimate based on projection/prior budget.
72795	Street Sweeping	1,651.00	1,980.00	1,980.00	1,980.00 Monthly service
	Total Repairs & Maintenance	9,911.30	13,505.00	11,780.00	15,295.00
Landscape Expenses					
73000	Landscape Contract	8,900.00	10,680.00	10,680.00	10,680.00 Weekly service
73035	Landscape - R&M	809.92	1,150.00	3,500.00	3,500.00 Estimate based on projection/prior budget.
	Total Landscape Expenses	9,709.92	11,830.00	14,180.00	14,180.00
Utilities Expenses					
77100	Electricity	9,155.05	10,070.00	8,200.00	10,000.00 Estimate based on projection.
77200	Refuse & Trash	4,617.61	6,760.00	9,300.00	9,300.00 Service Increased 50% over 2009
77550	Water	7,770.56	9,324.00	11,400.00	9,500.00 Estimate based on projection.
	Total Utilities Expenses	21,543.22	26,154.00	28,900.00	28,800.00
Security Expenses					
76050	Fire Alarm Monitoring	6,530.00	6,530.00	6,164.00	4,160.00 Alarm Monitoring/Quarterly Inspections
76051	Fire System R&M	622.43	622.43	-	500.00 New Line Item
	Fire Alarm Phone	-	-	-	2,760.00 New Line Item- formerly under Fire Alarm Monitoring
	Total Security Expenses	7,152.43	7,152.43	6,164.00	7,420.00
Contingency & Other Expenses					
78100	Contingency	-	-	1,500.00	1,500.00 Estimate based on projection.
	Total Contingency & Other Expe	-	-	1,500.00	1,500.00
Reserve Provision					
79000	Reserve Provision	18,730.00	22,478.00	22,478.00	20,000.00 Reserves For Long Term Maintenance Obligations
79150	Reserve Interest	59.87	119.74	-	-
	Total Reserve Provision	18,789.87	22,597.74	22,478.00	20,000.00
	TOTAL EXPENSES	96,362.04	119,156.83	120,035.00	133,385.84
	CURRENT YEAR NET INCOME/(LOSS)	7,505.43	5,486.01	-	75.00

% Inc/Dec: 11.12%