

| <b>Fort Point Place</b>             |                    |                                  |                                 |
|-------------------------------------|--------------------|----------------------------------|---------------------------------|
| <b>2018 Approved Budget</b>         |                    |                                  |                                 |
| <b>Revenue</b>                      | <b>2017 Budget</b> | <b>Projected Yr<br/>End 2017</b> | <b>Approved<br/>2018 Budget</b> |
| Common Area Assessments             | \$ 501,373         | \$501,332                        | \$ 509,213                      |
| Parking Space Rent                  | \$ 23,100          | \$23,100                         | \$ 23,100                       |
| Interest Operations                 | \$ 400             | \$72                             | \$ 125                          |
| NSF & Late Charges                  | \$ 3,300           | \$5,971                          | \$ 3,300                        |
| Misc. Income                        | \$ 5,000           | \$4,988                          | \$ 5,000                        |
| Move Fees                           | \$ 7,000           | \$5,167                          | \$ 7,000                        |
| <b>TOTAL REVENUE</b>                | <b>\$ 540,173</b>  | <b>\$540,630</b>                 | <b>\$ 547,738</b>               |
| <b>Administrative Expense</b>       |                    |                                  |                                 |
| Office Supplies                     | \$ 1,300           | \$1,048                          | \$ 1,100                        |
| Management Fee                      | \$ 47,350          | \$47,162                         | \$ 48,771                       |
| Legal Expenses                      | \$ 5,000           | \$4,000                          | \$ 5,000                        |
| Legal Expense Reimbursement         | \$ (4,000)         | -\$2,000                         | \$ (4,000)                      |
| Review/Audit                        | \$ 3,500           | \$3,500                          | \$ 3,500                        |
| Telephone & Ans. Service            | \$ 3,900           | \$4,419                          | \$ 4,000                        |
| Misc. Administrative Expense        | \$ 1,300           | \$668                            | \$ 1,000                        |
| Meeting Expense                     | \$ 350             | \$350                            | \$ 450                          |
| Contingencies                       | \$ 200             | \$0                              | \$ -                            |
| <b>TOTAL ADMINISTRATIVE</b>         | <b>\$ 58,900</b>   | <b>\$59,147</b>                  | <b>\$ 59,821</b>                |
| <b>Operations</b>                   |                    |                                  |                                 |
| Janitorial & Cleaning               | \$ 54,590          | \$54,590                         | \$ 56,228                       |
| Pest Control                        | \$ 1,650           | \$1,292                          | \$ 1,650                        |
| Window Washing                      | \$ 7,000           | \$7,505                          | \$ 7,000                        |
| Trash Removal & Hauling             | \$ 17,000          | \$18,777                         | \$ 19,000                       |
| Grounds Care                        | \$ 2,000           | \$1,868                          | \$ 2,000                        |
| General Repair & Maint.             | \$ 2,500           | \$4,220                          | \$ 2,500                        |
| Electrical Repair & Maint           | \$ 500             | \$1,050                          | \$ 500                          |
| Plumbing Repair & Maint.            | \$ 500             | \$200                            | \$ 500                          |
| Roof Repairs & Maint.               | \$ -               | \$3,866                          | \$ 2,000                        |
| Building Supplies & Materials       | \$ 2,500           | \$4,390                          | \$ 2,500                        |
| Fire Alarm Repair & Maint.          | \$ 8,500           | \$12,840                         | \$ 8,500                        |
| Elevator Repair & Maint.            | \$ 10,000          | \$11,584                         | \$ 10,000                       |
| Snow Removal                        | \$ 6,000           | \$11,847                         | \$ 6,000                        |
| Painting                            | \$ 7,000           | \$6,467                          | \$ 7,000                        |
| Property and Liability Insurance    | \$ 110,000         | \$111,605                        | \$ 110,000                      |
| <b>TOTAL OPERATIONS</b>             | <b>\$ 229,740</b>  | <b>\$252,101</b>                 | <b>\$ 235,378</b>               |
| <b>Payroll &amp; Benefits</b>       |                    |                                  |                                 |
| Superintendent                      | \$ 83,533          | \$ 83,533                        | \$ 86,039                       |
| <b>TOTAL PAYROLL/BENEFITS</b>       | <b>\$ 83,533</b>   | <b>\$ 83,533</b>                 | <b>\$ 86,039</b>                |
| <b>Utilities</b>                    |                    |                                  |                                 |
| Electricity                         | \$ 51,000          | \$ 46,116                        | \$ 50,000                       |
| Water & Sewer                       | \$ 64,000          | \$ 56,865                        | \$ 62,000                       |
| Gas                                 | \$ 5,000           | \$ 3,331                         | \$ 4,500                        |
| <b>TOTAL UTILITIES</b>              | <b>\$ 120,000</b>  | <b>\$ 106,312</b>                | <b>\$ 116,500</b>               |
| <b>TOTAL EXPENSES</b>               | <b>\$492,173</b>   | <b>\$501,093</b>                 | <b>\$497,738</b>                |
| <b>Contribution Capital Reserve</b> | <b>\$ 48,000</b>   | <b>\$ 48,000</b>                 | <b>\$ 50,000</b>                |
| <b>TOTAL REVENUE</b>                | <b>\$540,173</b>   | <b>\$540,630</b>                 | <b>\$547,738</b>                |
| <b>TOTAL ALL EXPENSES</b>           | <b>\$540,173</b>   | <b>\$549,093</b>                 | <b>\$547,738</b>                |
| <b>EXCESS (DEFICIENCY)</b>          | <b>\$0</b>         | <b>-\$8,463</b>                  | <b>\$0</b>                      |