PARK AVENUE DEVELOPMENT PROJECT PLAZA MAINTENANCE ASSOCIATION
2011 Budget by Month
OPERATING FUNDS
(For Management's Use Only)

Approved by Board at 12/6/10 Meeting

Account Description	2010 Budget	2010 Projected Actual	2011 Budget Total	January	February	March	April	May	June	July	August	September	October	November	December
Sun West Building Services															
Loading dock- Night supervision	45,388	44,755	45,388	3,782	3,782	3,783	3,782	3,782	3,783	3,782	3,782	3,783	3,782	3,782	3,783
Common area maintenance	148,889	145,839	148,889	15,000	16,663	12,674	11,096	10,744	10,891	12,549	12,120	10,790	11,266	13,426	11,670
Management fees - administrative	36,276	36,277	36,276	3,023	3,023	3,023	3,023	3,023	3,023	3,023	3,023	3,023	3,023	3,023	3,023
Engineering/Repairs & maint.	44,114	45,040	44,114	2,960	2,942	2,960	4,627	5,066	5,054	4,568	3,820	2,825	2,826	2,825	3,641
Security/loss prevention	-	1,910	-												
Sun West subtotal	274,667	273,821	274,667	24,765	26,410	22,440	22,528	22,615	22,751	23,922	22,745	20,421	20,897	23,056	22,117
Utilities															
Trash Removal	139,470	112,812	112,591	11,484	9,181	10,329	9,231	8,033	8,050	10,329	10,329	8,033	8,033	8,033	11,526
Trash Reimbursements	(138,452)	(112,804)	(112,516)	(11,476)	(9,181)	(10,329)	(9,231)	(8,033)	(8,033)	(10,329)	(10,329)	(8,033)	(8,033)	(8,033)	(11,476)
Electricity	19,895	23,620	21,712	2,073	1,981	1,956	1,821	1,594	1,587	1,612	1,664	1,677	1,740	1,897	2,110
Gas (Snow Melt)	44,000	99,148	79,275	15,878	14,685	14,685	9,790	857	-	-	-	-	551	1,741	21,088
Water	12,233	9,501	12,430	1,291			245			3,157			7,737		
Utilities, net of reimbursements	77,146	132,277	113,492	19,250	16,666	16,641	11,856	2,451	1,604	4,769	1,664	1,677	10,028	3,638	23,248
Administration/office expenses	44	88	44						44						
Bank charges	-	-	-												
Security/loss prevention	77,962	77,965	78,000	7,500	6,000	6,000	6,000	6,000	6,000	7,250	6,000	6,000	6,000	6,750	8,500
Landscaping	56,000	64,295	58,500	-	-	-	3,500	9,000	16,000	9,500	5,500	6,000	8,000	1,000	
Repairs and maintenance	2,400	4,481	2,400	200	200	200	200	200	200	200	200	200	200	200	200
Cardboard removal	-	-	-												
Licenses & Permits	750	727	750										750		
Accounting	29,750	29,750	29,750	2,100	3,500	750	1,750	2,000	4,000	1,500	3,000	1,250	1,800	6,500	1,600
Reserve Study fees	-	-	1,800						900			900			
Audit Fees	4,250	3,500	4,250				1,000	3,250							
Legal/Consulting	18,000	23,752	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Area Transit Fee - Trolley	3,000	-	-												
Income Taxes--State	800	800	800				800								
Income Taxes--Federal	200	-	-												
Christmas & Holiday Decorations	6,500	6,539	6,000										3,000	3,000	
Public Art	-	-	-												
Arborist	-	-	-												
Property Insurance	8,214	9,266	10,632	886	886	886	886	886	886	886	886	886	886	886	886
Liability Insurance	10,482	11,222	12,360	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030
Directors & Officers Liab. Ins.	4,626	4,156	3,864	322	322	322	322	322	322	322	322	322	322	322	322
Umbrella Insurance	10,530	8,862	7,596	633	633	633	633	633	633	633	633	633	633	633	633
Other Insurance	690	677	672	56	56	56	56	56	56	56	56	56	56	56	56
Officer's fidelity bond	-	-	-												
	234,198	246,080	235,416	14,227	14,127	11,377	17,677	24,877	31,571	22,877	19,127	18,777	24,177	21,877	14,727
	586,011	652,178	623,577	58,242	57,203	50,458	52,061	49,943	55,926	51,568	43,536	40,875	55,102	48,571	60,092
Reserve funds	68,000	68,000	85,000	7,083	7,083	7,084	7,083	7,083	7,084	7,083	7,083	7,084	7,083	7,083	7,084
Total operating and reserve costs	654,011	720,178	708,577	65,325	64,286	57,542	59,144	57,026	63,010	58,651	50,619	47,959	62,185	55,654	67,176
						187,153			179,180			157,229			185,015
Assessment breakdown															
Grand Residence Club	25.00%		177,144			46,788			44,795			39,307			46,254
Timber Lodge	30.00%		212,573			56,146			53,754			47,169			55,505
Vail Resorts/Heavenly	20.00%		141,715			37,431			35,836			31,446			37,003
City of South Lake Tahoe	20.00%		141,715			37,431			35,836			31,446			37,003
Trans Sierra Investments	2.50%		17,714			4,679			4,480			3,931			4,625
Cecil's	2.50%		17,714			4,679			4,480			3,931			4,625
	100.00%		708,577			187,153			179,180			157,229			185,015