

**Market Street Lofts Owners Association**

2009 Budget Adopted by Board - RATIFIED by Members on 3-5-2009

<u>Revenue</u>	<u>08 Budget</u>	<u>Projected '08</u>	<u>09 Budget</u>	<u>Notes for 2008 R&amp;E</u>	<u>Notes for 2009 R&amp;E</u>
1 General Assessments	\$ 207,193	\$ 95,734	\$ 191,611	Zero Starting Balance	Assumes no carry-forward
2 Reserve Assessments	-	11,755	20,000		
3 Parking Unit Assessments	-	5,341	10,683		
4 Reimbursements for shared costs	1800	0	4,899	Assumes no collection	Based on JFA 100% pay
5 Miscellaneous		407	400		
<b>Total Revenue</b>	<b>\$ 208,993</b>	<b>\$ 113,237</b>	<b>\$ 227,593</b>	Includes \$14,825 in uncollected Assessments	Assumes full collection
<b>Expenses</b>					
	<i>Operations</i>	2008	2008	2009	
6 Exterminating		\$ 1,500	\$ 162	\$ 1,000	For Flies & rodents
7 Garage Lamps and exterior lighting		3,400	51	3,740	Covers cost of bulbs-none in 08 Garage & exterior bulbs
8 Telephone		1,500	992	2,460	Control System Comm. Trying to reduce
9 Building Maintenance Supplies		1,500	575	1,500	Small tools, supplies "
10 Building Repairs		6,500	1,642	4,100	Plumbing, electric, minor repairs "
11 Building Cleaning - Janitorial		12,000	6,906	13,815	Clean all common areas & RR "
12 Trash Compactor & Landfill		9,900	5,974	13,750	Lease and disposal fees "
13 Life Safety Systems & Security		1,500	3,802	4,895	Fire and CO Monitoring & access "
14 Elevator Monitoring		850	413	450	Emergency monitoring line "
15 Elevator Maintenance Contract		3,540	-	3,300	Contract maintenance Warranty up
16 Landscaping & Flowers		1,000	113	1,000	Spring fall clean up "
17 Snow Removal		-	-	1,000	Common areas (08 w/Janitorial) "
18 Window Washing		5,500	-	5,500	Once per year full clean "
19 Garage Cleaning		4,000	-	4,000	Once per year spring clean "
20 Parking Striping		-	-	-	Not presently needed "
21 HVAC Maintenance		6,000	4,601	6,120	Mechanical systems maint "
22 Sump Pump		850	-	850	Annual maintenance "
23 Miscellaneous & Security		6,000	980	1,800	Security for 08 with Life Safety Misc only in 09
	<i>Utilities</i>				
24 Electric		11,500	13,521	27,000	Projected Reviewing cause
25 Natural Gas		58,130	16,135	40,000	"
26 Water and Sewer		28,224	7,511	15,000	"
27 Cable		-	523	900	

	<i>Insurance</i>			
28 Building Insurance	13,000	9,997	11,706	Property and Umbrella
	<i>Administration</i>			
29 Professional Fees	-	6,171	8,400	Accounting & Tax return
30 Postage, printing, copying	400	980	400	
31 Management Fee	13,200	17,400	15,000	Association Management
	<b>Subtotal</b>			
	\$ 189,994	\$ 98,447	\$ 187,686	
	<b>Reserves</b>			
32 Building/Equipment Reserve	18,999	0	20,000	Building and equip replacement
	<b>Total</b>			
	\$ 208,993	\$ 98,447	\$ 207,686	
33 Projected Carry-forward	\$ -	\$ 14,790	\$ 19,907	Assumes all Assessments paid

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Beach Resource Management, LLC - Aspen, CO