

**Lulu City Condominium Association, Inc.**  
**Operating Fund**  
**Approved 2022 Budget**

	Actual	Actual	Projected	Approved	Proj YE	Percentage	Proposed
	Jan - Sep 20	Jan - Sep 21	2021	2021	Under/(Over)	Rec'd/Used	2022
				Budget	Budget		Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>50000 · Operating Income</b>							
51380 · Misc Revenue	-	-	-	-	-		-
50010 · Operating Dues	156,077.19	172,477.80	229,970.00	229,970.00	-	75.00%	243,768.20
50040 · Monthly Storage	1,489.50	949.50	1,300.00	2,010.00	(710.00)	47.24%	2,010.00
50060 · Finance Charges	-	-	-	500.00	(500.00)	0.00%	500.00
50065 · Interest Income Operating	-	-	-	10.00	(10.00)	0.00%	10.00
53100 · Returned Check Charges	-	-	-	-	-		-
<b>Total 50000 · Operating Income</b>	<b>157,566.69</b>	<b>173,427.30</b>	<b>231,270.00</b>	<b>232,490.00</b>	<b>59,062.70</b>	<b>74.60%</b>	<b>246,288.20</b>
<b>Expense</b>							
<b>60000 · Administrative Expenses</b>							
60007 · Dues & Fees	-	180.00	180.00	50.00	(130.00)	360.00%	50.00
60005 · Office Supplies	61.90	19.95	50.00	100.00	50.00	19.95%	100.00
60010 · Accounting Services	5,980.00	5,390.00	8,000.00	11,000.00	3,000.00	49.00%	11,000.00
60020 · Property Management	12,324.69	12,919.26	17,000.00	16,000.00	(1,000.00)	80.75%	16,000.00
60030 · Supplemental Services	-	-	50.00	50.00	-	0.00%	50.00
60060 · Conference Call and Meetings	-	-	200.00	300.00	100.00	0.00%	300.00
60070 · Bank Service Charges	109.23	90.00	150.00	150.00	-	60.00%	150.00
60080 · Dog Program	-	-	-	60.00	60.00	0.00%	60.00
<b>Total 60000 · Administrative Expenses</b>	<b>18,475.82</b>	<b>18,599.21</b>	<b>25,630.00</b>	<b>27,710.00</b>	<b>9,110.79</b>	<b>569.70%</b>	<b>27,710.00</b>
<b>61000 · Professional Fees and Taxes</b>							
61010 · Legal Fees	1,007.57	2,760.00	3,000.00	2,000.00	(1,000.00)	138.00%	2,000.00
61020 · Tax Preparation	400.00	-	400.00	400.00	-	0.00%	400.00
<b>Total 61000 · Professional Fees and Taxes</b>	<b>1,407.57</b>	<b>2,760.00</b>	<b>3,400.00</b>	<b>2,400.00</b>	<b>(360.00)</b>	<b>138.00%</b>	<b>2,400.00</b>
<b>62000 · Maintenance Expenses</b>							
62010 · General Maintenance and Repairs	13,368.36	28,645.00	35,702.51	18,000.00	(17,702.51)	159.14%	18,000.00
62020 · Maintenance Parts and Supplies	1,681.04	3,433.07	4,000.00	3,000.00	(1,000.00)	114.44%	3,000.00
62030 · Carpet Cleaning	-	-	1,750.00	1,750.00	-	0.00%	1,750.00
62040 · Fire Alarm System Monitoring	2,479.04	2,220.28	3,000.00	2,800.00	(200.00)	79.30%	2,800.00
62050 · Fire Alarm Phone Line	1,752.16	2,776.19	3,600.00	2,550.00	(1,050.00)	108.87%	2,550.00
62060 · Fire Alarm Rspnse Maint & Batty	1,245.61	613.75	1,000.00	1,200.00	200.00	51.15%	1,200.00
62070 · Fire Alarm Annual Inspection	2,707.02	5,294.96	5,294.96	3,360.00	(1,934.96)	157.59%	3,360.00
62120 · Janitorial	13,300.00	14,070.00	18,200.00	18,200.00	-	77.31%	18,200.00
62121 Janitorial Supplies	-	-	-	-	-		-

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**Lulu City Condominium Association, Inc.**  
**Operating Fund**  
**Approved 2022 Budget**

	Actual		Projected	Approved	Proj YE	Percentage	Proposed
	Jan - Sep 20	Jan - Sep 21	2021	2021	Under/(Over)	Rec'd/Used	2022
				Budget	Budget		Budget
62130 · Landscaping & Irrigation	5,958.01	5,826.92	6,000.00	5,900.00	(100.00)	98.76%	5,900.00
62135 · Pool & Hot Tub Maintenance					-		
62135.0 · Pool & Hot Tub Maintenance	5,663.02	4,556.86	6,500.00	10,500.00	4,000.00	43.40%	11,000.00
62135.1 · Pool & Hot Tub Supplies	1,939.43	639.83	1,000.00	1,200.00	200.00	53.32%	1,200.00
62135.2 · Pool & Hot Tub Closing Service	3,600.00	1,450.00	2,000.00	7,300.00	5,300.00	19.86%	7,300.00
62135 · Pool & Hot Tub Maintenance - Other	-	-	-	-	-		-
<b>Total 62135 · Pool &amp; Hot Tub Maintenance</b>	<b>11,202.45</b>	<b>6,646.69</b>	<b>9,500.00</b>	<b>19,000.00</b>	<b>12,353.31</b>	<b>34.98%</b>	<b>19,500.00</b>
62136 · Pool Repair	-	-	-	1,500.00	1,500.00	0.00%	1,500.00
62137 · Hot Tub Repair	-	-	-	750.00	750.00	0.00%	750.00
62140 · Painting	-	4,438.75	4,438.75	1,000.00	(3,438.75)	443.88%	1,000.00
62155 · Roof Maintenance	97.50	-	-	630.00	630.00	0.00%	630.00
62160 · Sewer Cleanout	-	-	225.00	1,000.00	775.00	0.00%	1,000.00
62200 · Snow Removal - Ground	5,300.00	5,962.50	11,400.00	10,600.00	(800.00)	56.25%	11,500.00
62210 · Snow Removal - Roof	11,724.48	6,240.00	10,000.00	12,000.00	2,000.00	52.00%	12,000.00
62230 · Snow Removal - Hauling	-	-	-	1,500.00	1,500.00	0.00%	1,500.00
62300 · Window Washing	2,900.00	3,410.00	3,410.00	3,000.00	(410.00)	113.67%	3,000.00
62900 · Backflow Test and Inspection	722.06	270.00	270.00	350.00	80.00	77.14%	350.00
62000 · Maintenance Expenses - Other	-	110.00	110.00	350.00	240.00	31.43%	350.00
<b>Total 62000 · Maintenance Expenses</b>	<b>74,437.73</b>	<b>89,958.11</b>	<b>117,901.22</b>	<b>108,440.00</b>	<b>18,481.89</b>	<b>82.96%</b>	<b>109,840.00</b>
65000 · Utility Expenses							
65010 · Electricity							
65010.1 · Roof Snowmelt	9,268.00	10,694.00	12,500.00	15,000.00	2,500.00	71.29%	15,000.00
65010.2 · Common Area Electricity	9,883.29	11,731.31	15,650.00	16,000.00	350.00	73.32%	16,000.00
65010 · Electricity - Other	-	-	-	-	-	0.00%	-
<b>Total 65010 · Electricity</b>	<b>19,151.29</b>	<b>22,425.31</b>	<b>28,150.00</b>	<b>31,000.00</b>	<b>8,574.69</b>	<b>72.34%</b>	<b>31,000.00</b>
65020 · Trash & Recycling Service	6,257.84	9,985.62	13,435.62	13,800.00	364.38	72.36%	13,800.00
65030 · Water, Sewer	25,749.77	26,920.90	39,000.00	39,000.00	-	69.03%	34,000.00
65040 · Natural Gas - Pool 124727	3,507.91	3,122.41	4,500.00	4,000.00	(500.00)	78.06%	8,000.00
<b>Total 65000 · Utility Expenses</b>	<b>54,666.81</b>	<b>62,454.24</b>	<b>85,085.62</b>	<b>87,800.00</b>	<b>25,345.76</b>	<b>71.13%</b>	<b>86,800.00</b>
66000 · Tax and Insurance Expenses							
66020 · Insurance							
66020.1 · Package (Oct.)	8,632.00	7,482.00	16,500.00	18,000.00	1,500.00	41.57%	18,000.00
66020.2 · Umbrella (Oct.)	-	-	950.00	950.00	-	0.00%	950.00
<b>Total 66020 · Insurance</b>	<b>8,632.00</b>	<b>7,482.00</b>	<b>17,450.00</b>	<b>18,950.00</b>	<b>11,468.00</b>	<b>41.57%</b>	<b>18,950.00</b>

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**Lulu City Condominium Association, Inc.  
Operating Fund  
Approved 2022 Budget**

	Actual	Actual	Projected	Approved	Proj YE	Percentage	Proposed
	Jan - Sep 20	Jan - Sep 21	2021	2021	Under/(Over)	Rec'd/Used	2022
				Budget	Budget		Budget
<b>Total 66000 · Tax and Insurance Expenses</b>	8,632.00	7,482.00	17,450.00	18,950.00	11,468.00	41.57%	18,950.00
<b>Total Expense</b>	157,619.93	181,253.56	249,466.84	245,300.00	64,046.44	73.89%	245,700.00
<b>Net Ordinary Income</b>	(53.24)	(7,826.26)	(18,196.84)	(12,810.00)	(4,983.74)		588.20
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>77000 · Insurance Claims</b>							
<b>2021 Water Damage</b>	-	36,941.63	36,941.63	-	(36,941.63)	0.00%	-
<b>7990 · Reserve Income and Expenses</b>	-	-	-	-	-	0.00%	-
<b>7991 Reserve Funds Used for Capital</b>	-	-	(340,760.00)	(340,022.00)	738.00	0.00%	(68,856.00)
<b>LOC Payment (principal &amp; interest)</b>	-	-	-	-	-	0.00%	68,856.00
<b>Water Damage</b>	-	-	-	-	-		-
<b>Dumpster Shed</b>	5,674.57	10,179.71	10,179.71	-	(10,179.71)	0.00%	-
<b>Exterior Door Replacement</b>	5,221.06	-	-	-	-	0.00%	-
<b>Pool Upgrade</b>	-	305,787.35	350,000.00	350,000.00	-	0.00%	-
<b>Fire Alarm Installation</b>	-	-	-	-	-	0.00	-
<b>Total 7990 · Reserve Income and Expenses</b>	10,895.63	(279,025.43)	17,521.92	(9,978.00)	(27,499.92)	#DIV/0!	-
<b>Total Other Expense</b>	10,895.63	(279,025.43)	17,521.92	(9,978.00)	(10,895.63)	#DIV/0!	-
<b>Net Other Income</b>	(10,895.63)	(279,025.43)	17,521.92	9,978.00	10,895.63	#DIV/0!	-
	<b>(10,948.87)</b>	<b>(286,851.69)</b>	<b>(674.92)</b>	<b>(2,832.00)</b>	<b>7,321.87</b>		<b>588.20</b>
Beginning Proj FB			4,340.16	<b>2,994.10</b>			<b>1,964.73</b>
			-	-			-
Ending Proj FB			<b>3,665.24</b>	<b>162.10</b>			<b>2,552.93</b>

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**Lulu City Condominium Association, Inc.  
Capital Reserve  
Approved 2022 Budget**

	<u>Actual</u>	<u>Actual</u>	<u>Projected</u>	<u>2021</u>	<u>Under/(Over)</u>	<u>Percentage</u>	<u>2022</u>
	<u>Jan -Sep 20</u>	<u>Jan -Sep 21</u>	<u>2021</u>	<u>Budget</u>	<u>Budget</u>	<u>Received/Used</u>	<u>Budget</u>
<b>Income</b>							
<b>53000 · Reserve Fund Income</b>							
53030 · Reserve Fund Assessment	34,428.12	51,641.81	68,856.00	68,856.00	0.00	75.00%	68,856.00
53040 · Interest Reserves MM & CD	65.03	938.76	938.76	200.00	738.76	469.38%	0.00
<b>Total 53000 · Reserve Fund Income</b>	<u>34,493.15</u>	<u>52,580.57</u>	<u>69,794.76</u>	<u>69,056.00</u>	<u>738.76</u>	<u>76.14%</u>	<u>68,856.00</u>
<b>Expense</b>							
<b>7990 · Reserve Income and Expenses</b>							
Reserve Funds Used for Capital	-	-	340,760.00	340,760.00	0.00	0	68,856.00
				<u>0.00</u>			<u>0.00</u>
<b>Total 7990 · Reserve Income and Expenses</b>	<u>0.00</u>	<u>0.00</u>	<u>340,760.00</u>	<u>340,760.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>68,856.00</u>
<b>Net Income</b>	<u><b>34,493.15</b></u>	<u><b>52,580.57</b></u>	<u><b>-270,965.24</b></u>	<u><b>-271,704.00</b></u>	<u><b>0.00</b></u>		<u><b>0.00</b></u>
<b>Beginning FB</b>			<u><b>270,965.90</b></u>	<u><b>270,965.90</b></u>			<u><b>0.66</b></u>
<b>Ending FB</b>			<u><u><b>0.66</b></u></u>	<u><u><b>(738.10)</b></u></u>			<u><u><b>0.66</b></u></u>

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**Lulu City Condominium Association, Inc.**  
**Building 6**  
**Approved 2022 Budget**

	Actual	Actual	Projected	Approved	Under/(Over)	Percentage	Proposed
	Jan - Sep 20	Jan - Sep 21	YE 2021	2021	Budget	Received/Used	2022
				Budget	Budget		Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
50090 · Building #6 Assessments	5,002.11	5,101.83	6,800.00	6,800.00	1,698.17	75.03%	6,800.00
<b>Total 50000 · Operating Income</b>	<u>5,002.11</u>	<u>5,101.83</u>	<u>6,800.00</u>	<u>6,800.00</u>	<u>1,698.17</u>	<u>75.03%</u>	<u>6,800.00</u>
<b>Expense</b>							
<b>64000 · Building # 6 Expenses</b>							
64006 · Current Year Overage/Shortage	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
64010 · Building #6 Natural Gas 124728	2,073.47	1,190.16	1,950.00	3,500.00	2,309.84	34.00%	3,500.00
64020 · Building # 6 Boiler Annual Main	0.00	0.00	800.00	800.00	800.00	0.00%	800.00
64030 · Building # 6 Boiler Repairs	0.00	0.00	2,000.00	2,500.00	2,500.00	0.00%	2,500.00
<b>Total 64000 · Building # 6 Expenses</b>	<u>2,073.47</u>	<u>1,190.16</u>	<u>4,750.00</u>	<u>6,800.00</u>	<u>5,609.84</u>	<u>17.50%</u>	<u>6,800.00</u>
<b>Net Building 6 Revenue &amp; Expenses</b>	<u>2,928.64</u>	<u>3,911.67</u>	<u>2,050.00</u>	<u>0.00</u>	<u>(3,911.67)</u>		<u>0.00</u>
Beginning FB			<u>6,283.00</u>	<u>6,283.00</u>			<u>8,333.00</u>
Ending FB			<u>8,333.00</u>	<u>6,283.00</u>			<u>8,333.00</u>

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