

**SILVER LAKE VILLAGE ASSOCIATION**  
**Phase I & 2 (130 Units)**  
**Pro Forma Operating Budget**

<b>INCOME</b>	<b>Budget</b>	<b>Average Per Unit Per Month</b>
40000 ASSOCIATION DUES	384,437	364.05
<b>TOTAL INCOME</b>	<u>384,437</u>	<u>364.05</u>
<b>EXPENSES</b>		
50000 ELECTRICITY	28,000	26.52
50100 GAS	15,000	14.20
50200 TELEPHONE	6,480	6.14
50300 WATER / SEWER	24,000	22.73
50500 ELEVATOR	6,000	5.68
50600 RUBBISH REMOVAL	13,200	12.50
50700 CABLE TELEVISION	25,805	24.44
52000 MANAGEMENT	25,152	23.82
54000 CUSTODIAL SERVICES	38,500	36.46
51200 HOUSING	32,000	30.30
51300 INSURANCE	48,000	45.45
52200 LEGAL / AUDIT	1,500	1.42
52100 OFFICE EXPENSES	3,600	3.41
53000 MECHANICAL REPAIRS	6,000	5.68
53100 BUILDING REPAIRS	7,000	6.63
53200 MAINTENANCE SUPPLIES	5,000	4.73
53800 WINDOW WASHING	4,000	3.79
54750 WATER SOFTENER	5,000	4.73
54300 FIRE / SAFETY	3,600	3.41
54200 PEST CONTROL	1,200	1.14
55000 LAWN / SNOW CONTRACT	30,000	28.41
55400 LANDSCAPING	9,000	8.52
55500 IRRIGATION SYSTEM	2,400	2.27
59000 RESERVE CONTRIBUTION	44,000	41.67
<b>TOTAL EXPENSES:</b>	<u>384,437</u>	<u>364.05</u>