

		Actual	Actual	Actual	Actual	Actual	Estimate	Budget	Change to	%
		Jan - Dec 04	Jan - Dec 05	Jan - Dec 06	Jan - Dec 07	Jan - Dec 08	Jan - Dec 09	FY 2010	Prior Yr	Change
Income	Due/unit	15,381.99	15,267.14	16,198.21	19,214.29	19,214.33	19,214.29	19,714.29	500.00	2.60%
Operating Assessment Income		170,347.90	168,740.00	181,775.00	215,115.12	224,000.56	224,000.00	227,500.00	3,500.00	1.56%
Security Assessment Income		231.28	-	42.42						
Interest Inc. Operating A/C		7.70	32.27	128.00	57.19	30.57	3.98	30.00	26.02	653.77%
Finance Charges				24.51			105.07			
Capital Replacement Assessment			45,000.00	45,000.00	403,885.00	44,999.92	45,000.48	48,500.00	3,499.52	7.78%
Interest Income-Capital Reserve			120.54	226.21	3,528.77	1,376.09	629.69	700.00	70.31	11.17%
Interest Income CD Cap Reserve			2,399.98	3,880.16	720.59					
Uncategorized Income			200.00							
Total Income		170,586.88	216,492.79	231,076.30	623,306.67	270,407.14	269,739.22	276,730.00	6,990.78	2.59%
Expense										
Administration Expense										
Administrative Fee		16,668.00	17,503.00	17,502.96	18,168.00	18,168.00	18,225.00	21,950.00	3,725.00	20.44%
Condominium Association Costs		751.02	355.69	262.98	1,234.73	356.67	39.67	300.00	260.33	656.24%
Accounting Expense		854.09	4,185.00	710.00	1,780.00	780.00	800.00	800.00	0.00	0.00%
Income Taxes		114.00	171.00							
Insurance		23,601.30	27,092.00	27,211.19	25,280.67	14,650.69	16,901.78	20,000.00	3,098.22	18.33%
Legal Expense		3.25	151.80	1,529.08	300.00	160.00	160.00	150.00	10.00	-6.25%
Bank Charges Operating						1.25				
Total Administration Expense		41,991.66	49,458.49	47,216.21	46,763.40	34,116.61	36,126.45	43,200.00	7,073.55	19.58%
Maintenance Expenses										
Common Maintenance/Landscaping		56,550.84	52,854.01	60,932.55	61,959.36	63,417.33	73,218.02	65,500.00	7,718.02	-10.54%
Spa Expenses		7,746.10	5,713.74	8,405.44	4,551.69	5,358.47	8,264.08	7,000.00	1,264.08	-15.30%
Snow Removal		13,546.25	11,177.89	25,626.25	19,703.12	37,711.37	29,319.50	30,000.00	680.50	2.32%
Trash Removal		2,253.14	1,930.41	2,165.77	2,599.11	2,801.47	4,195.91	3,500.00	695.91	-16.59%
Machinery & Equipment		0.00	166.00	609.84	259.25	1,874.54	-	300.00	300.00	
Maintenance supplies			849.41	1,427.08	1,398.12	1,301.72	2,603.11	1,200.00	1,403.11	-53.90%
Painting						570.00				
Alarm monitoring						957.50	1,373.58	1,250.00	123.58	-9.00%
Maintenance Expenses - Other						72.00				
Total Maintenance Expenses		80,096.33	72,691.46	99,166.93	90,470.65	114,064.40	118,974.20	108,750.00	10,224.20	-8.59%
Utilities Expense										
High Speed Internet				2,120.10	4,359.60	4,557.49	4,933.36	5,000.00	66.64	1.35%
Cable TV				4,037.90	9,410.89	9,595.55	9,642.54	9,700.00	57.46	0.60%
Electric		4,987.13	5,047.04	6,641.24	6,459.45	6,324.08	6,373.73	6,500.00	126.27	1.98%
Natural Gas		27,982.90	28,569.50	38,647.66	24,199.07	30,188.49	31,727.07	33,000.00	1,272.93	4.01%
Water & Sewer		16,279.35	12,850.99	12,316.62	15,648.63	15,532.00	14,952.25	15,000.00	47.75	0.32%
Total Utilities Expense		49,249.38	46,467.53	63,763.52	60,077.64	66,197.61	67,628.95	69,200.00	1,571.05	2.32%

Non Annual Expenses

Seal coating - parking lot				10,516.00		
Exterior Painting	40,490.00				40,471.98	
Deck sealing				9,380.00		

Total Non Annual Expenses	40,490.00			19,896.00	40,471.98	-	40,471.98
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Capital Reserve Expense

Boiler Repairs	946.61		8,627.34			
Roof Repair/Replacement			446,733.07		154.00	
Fire Sprinkler System	8,950.00			1,725.43		
Outside Lights		2,026.13				
Capital Reserve- other					16,973.50	10,000.00
Spa/Equipment Replacement	775.52				5,087.45	

Total Capital Reserve Expense	10,672.13	2,026.13	455,360.41	1,725.43	22,214.95	10,000.00	12,214.95	-54.99%
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Total Expense	171,337.37	219,779.61	212,172.79	652,672.10	236,000.05	285,416.53	231,150.00	54,266.53	-19.01%
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Contribution to Capital Reserve	(750.49)	(3,286.82)	18,903.51	(29,365.43)	34,407.09	(15,677.31)	45,580.00	61,257.31
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FY 2007 total expenses w/o roof replacement--> 205,939.03

Total Annual Operating Expense	171,337.37	168,617.48	210,146.66	197,311.69	214,378.62	222,729.60	221,150.00	1,579.60	-0.71%
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