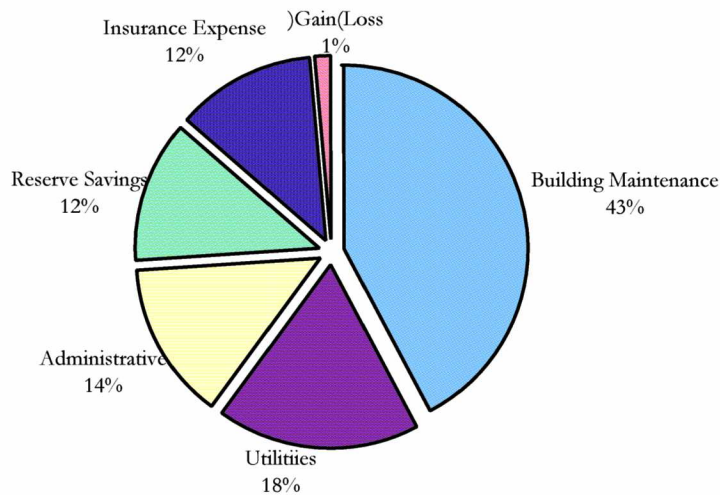


XYZ Condominium

2007 Approved Budget / SUMMARY

Income	2006 Budget	2007 Budget	+/-
Operating Income (Home Dues)	\$ 118,189	\$ 121,735	3.0%
Other Income	\$ -	\$ -	-
Total Income	\$118,189	\$121,735	
Expense			
Building Maintenance	\$ 50,724	\$ 51,336	1%
Administrative	\$ 16,970	\$ 17,137	1%
Utilities	\$ 21,240	\$ 21,580	2%
Insurance Expense	\$ 14,255	\$ 15,000	5%
Gain(Loss)	\$ -	\$ 1,682	-
Total Operating Expense	\$103,189	\$106,735	3%
Reserve Savings	15,000	\$15,000	0%
Total Operating + Reserve Expense	\$118,189	\$121,735	

Annual Association Expenditures



XYZ Condominium
2007 Approved Budget

3.0%

	Budget 2006	Approved Budget 2007				+/-
		\Year	\Month	Ave.\Unit		
OPERATING INCOME						
3600 Home Owners Dues	118,189	121,735	10,145	375.72		
3604 Replacement Reserve T-fer	(15,000)	(15,000)	(1,250)	(46.30)		
3640 Late Fees & Fines Income	-	-	-	-		
3690 Miscellaneous Income	-	-	-	-		
TOTAL	\$ 103,189	\$ 106,735	\$ 8,895	329.43		3%
BUILDING MAINTENANCE						
8253 General Maintenance & Repair	13,464	13,464	1,122	41.56		-
8245 Elevator Maintenance	3,720	3,832	319	11.83		3%
8281 Plant Services	900	900	75	2.78		
8252 Light Bulbs	540	540	45	1.67		
8275 Roof Maintenance	360	360	30	1.11		
8290 Fire/Safety/Security	5,400	5,400	450	16.67		0%
8258 Window Cleaning	3,000	3,500	292	10.80		17%
8005 Common Area Maintenance	22,800	22,800	1,900	70.37		-
8010 Cleaning Supplies	540	540	45	1.67		
8395 Miscellaneous Repairs	-	-	-	-		
TOTAL	\$ 50,724	\$ 51,336	\$ 4,278	158.44		1%
ADMINISTRATIVE						
8515 Audit/Review	1,935	1,935	161	5.97		
8560 Legal Services	1,200	1,200	100	3.70		
8545 Management Fees	8,335	8,502	708	26.24		2%
8550 Office Expense	2,100	2,100	175	6.48		
8546 Reserve Study	400	400	33	1.23		
8175 Property Insurance	14,255	15,000	1,250	46.30		5%
8580 Annual Meeting Supplies	540	540	45	1.67		
8180 Other Taxes, License & Permit	840	840	70	2.59		
8595 Miscellaneous	1,620	1,620	135	5.00		
TOTAL	\$ 31,225	\$ 32,137	\$ 2,678	99.19		3%
UTILITIES						
8120 Garbage	3,120	3,000	250	9.26		-4%
8107 Common Electric	6,900	7,000	583	21.60		1%
8118 Sewer	6,600	6,900	575	21.30		5%
8510 Telephone	1,980	1,980	165	6.11		
8115 Water	2,640	2,700	225	8.33		5%
TOTAL	\$ 21,240	\$ 21,580	\$ 1,798	\$ 67		2%
TOTAL OPERATING EXP.	\$ 103,189	\$ 105,052	\$ 8,754	\$ 324		2%
OPERATING GAIN (LOSS)	\$ -	\$ 1,682	\$ 140	\$ 5.2		

XYZ Condominium

2007 Approved Budget / Dues breakdown per unit

3.0000% Dues Increase/Decrease

<u>Unit Number</u>	<u>% of Ownership</u>	<u>Monthly Due</u>
101	6.875%	\$ 697.44
102	3.575%	\$ 362.66
201	3.349%	\$ 339.79
202	2.249%	\$ 228.20
203	2.852%	\$ 289.29
204	3.036%	\$ 307.99
205	3.006%	\$ 304.92
206	2.951%	\$ 299.34
207	2.574%	\$ 261.12
208	3.069%	\$ 311.33
301	3.349%	\$ 339.79
302	2.249%	\$ 228.20
303	2.852%	\$ 289.29
304	3.036%	\$ 307.99
305	3.006%	\$ 304.92
306	2.951%	\$ 299.34
307	2.574%	\$ 261.12
308	3.069%	\$ 311.33
401	3.454%	\$ 350.39
402	6.710%	\$ 680.69
403	5.637%	\$ 571.89
404	5.285%	\$ 536.19
405	4.554%	\$ 461.98
406	4.004%	\$ 406.18
407	4.304%	\$ 436.59
408	4.988%	\$ 506.06
409	4.441%	\$ 450.54
SUBTOTAL	100.000%	\$ 10,145
L COLLECTED/YEAR		\$ 121,735

Note: Dues may differ slightly (+/- \$0.01) due to rounding

XYZ Condominium
2007 Approved Budget
Historical Data

	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Project Actual 2006	Average
OPERATING INCOME						
3600 Home Owners Dues						
3604 Replacement Reserve T-fer	13,834	13,974	14,406	14,700	15,000	
3640 Late Fees & Fines Income	718	501	398	442	730	\$ 558
3690 Miscellaneous Income	1,060	2,373	1,663	2,246	2,376	\$ 1,943
TOTAL	\$ 15,612	\$ 16,848	\$ 16,467	\$ 17,387	\$ 18,105	\$ 2,501
BUILDING MAINTENANCE						
8253 General Maintenance & Repair	3,723	4,020	8,573	7,591	5,839	\$ 5,949
8245 Elevator Maintenance	4,625	3,462	3,515	3,717	3,281	\$ 3,720
8281 Plant Services	900	900	900	900	-	\$ 720
8252 Light Bulbs	399	86	630	438	95	\$ 330
8275 Roof Maintenance	9	-	-	360	-	\$ 74
8290 Fire/Safety/Security	2,442	2,328	4,411	5,469	5,356	\$ 4,001
8258 Window Cleaning	1,100	-	1,815	1,475	2,395	\$ 1,357
8005 Common Area Maintenance	15,198	15,558	23,660	22,781	22,878	\$ 20,015
8010 Cleaning Supplies	373	416	577	597	580	\$ 509
8395 Miscellaneous Repairs	-	-	4,266	4,803	-	\$ 1,814
TOTAL	\$ 28,768	\$ 26,770	\$ 48,348	\$ 48,131	\$ 40,424	\$ 38,488
ADMINISTRATIVE						
8515 Audit/Review	-	-	-	-	2,903	\$ 581
8560 Legal Services	-	-	-	-	27	\$ 5
8545 Management Fees	7,532	7,686	7,923	8,168	8,335	\$ 7,929
8550 Office Expense	1,545	2,295	2,439	2,005	1,955	\$ 2,048
8546 Reserve Study	200	300	300	400	400	\$ 320
8175 Property Insurance	5,546	8,572	11,335	11,542	5,652	\$ 8,529
8580 Annual Meeting Supplies	930	1,225	437	310	350	\$ 650
8180 Other Taxes, License & Permit	238	847	471	712	784	\$ 610
8595 Miscellaneous	813	820	5,101	3,856	800	\$ 2,278
TOTAL	\$ 16,803	\$ 21,744	\$ 28,007	\$ 26,993	\$ 21,205	\$ 22,950
UTILITIES						
8120 Garbage	2,300	2,393	2,200	2,209	3,100	\$ 2,440
8107 Common Electric	6,248	5,518	6,488	2,545	5,217	\$ 5,203
8118 Sewer	5,735	4,730	5,236	6,341	6,185	\$ 5,646
8510 Telephone	2,032	2,152	1,864	1,965	1,962	\$ 1,995
8115 Water	2,355	1,908	2,218	2,501	2,464	\$ 2,289
TOTAL	\$ 18,671	\$ 16,701	\$ 18,006	\$ 15,561	\$ 18,928	\$ 17,573
TOTAL OPERATING EXP.	\$ 64,242	\$ 65,215	\$ 94,360	\$ 90,685	\$ 80,557	