

ABC CONDOMINIUM ASSOCIATION, INC.
Balance Sheet
 As of November 30, 2005

	Nov 30, 05
ASSETS	
Current Assets	
Checking/Savings	
1-RESIDENTIAL	
OPERATING	
NEWALLIANCE-CHECKING	14,032.48
Total OPERATING	14,032.48
RESERVES	
NEWALLIANCE-CHECKING	20,173.60
NEWALLIANCE-MM	60,312.15
Total RESERVES	80,485.75
Total 1-RESIDENTIAL	94,518.23
Total Checking/Savings	94,518.23
Accounts Receivable	
Accounts Receivable	-12,747.15
Total Accounts Receivable	-12,747.15
Other Current Assets	
INSURANCE CLAIM RECEIVABLE	52,304.13
PETTY CASH	3,715.71
Total Other Current Assets	56,019.84
Total Current Assets	137,790.92
Fixed Assets	
ACCUMULATED DEPRECIATION	-11,301.00
FURNITURE	3,951.00
UNIT #1-107	52,500.00
Total Fixed Assets	45,150.00
Other Assets	
PREPAID INSURANCE	15,000.00
Total Other Assets	15,000.00
TOTAL ASSETS	197,940.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
NET VALUE OF PROPERTY	45,150.00
Total Other Current Liabilities	45,150.00
Total Current Liabilities	45,150.00
Total Liabilities	45,150.00
Equity	
Opening Bal Equity	88,270.00
Retained Earnings	58,131.39
Net Income	6,389.53
Total Equity	152,790.92
TOTAL LIABILITIES & EQUITY	197,940.92

ABC CONDOMINIUM ASSOCIATION, INC.

Profit & Loss Budget vs. Actual

November 2005

12/14/05

Accrual Basis

	RESIDENTIAL		
	Nov 05	Budget	\$ Over Budget
Income			
BILL BACKS	189.21	0.00	189.21
COMMON CHARGES	40,513.22	40,511.08	2.14
GARAGE CHARGES	0.00	0.00	0.00
INTEREST	41.01	0.00	41.01
LATE CHARGES	100.00	0.00	100.00
SETTLEMENT	0.00	0.00	0.00
TRANSFER FROM RESERVES	0.00	4,350.00	-4,350.00
TRASH REIMBURSEMENT	0.00	1,224.25	-1,224.25
Total Income	40,843.44	46,085.33	-5,241.89
Expense			
A-OPERATING			
ACCOUNTING	0.00	291.67	-291.67
ALARM MONITORING	1,023.96	1,025.00	-1.04
COMMON CHARGES #1-107	216.13	225.00	-8.87
DONATION	0.00	12.50	-12.50
ELECTRICITY	0.00	3,416.67	-3,416.67
EXTERMINATING	116.60	191.67	-75.07
GAS	425.88	637.50	-211.62
INCOME TAX	0.00	41.67	-41.67
INSURANCE	4,094.19	4,833.33	-739.14
LEGAL	0.00	416.67	-416.67
MANAGEMENT	3,123.00	3,118.75	4.25
MISCELLANEOUS	0.00	12.50	-12.50
OFFICE EXPENSE	0.00	283.33	-283.33
PROPERTY TAX	0.00	291.67	-291.67
RECREATION	150.00	25.00	125.00
SEWER	4,263.64	1,125.00	3,138.64
TAXES/FEES/DUES	0.00	29.17	-29.17
TELEPHONE	969.61	945.83	23.78
TRASH REMOVAL	2,748.39	2,475.00	273.39
WATER	0.00	1,500.00	-1,500.00
Total A-OPERATING	17,131.40	20,897.93	-3,766.53
B-MAINTENANCE & REPAIR			
ALARM REPAIRS	0.00	62.50	-62.50
ATRIUM PLANT CARE, BLDGS 1 & 4	0.00	159.17	-159.17
CARPET CLEANING	0.00	333.33	-333.33
COMMON AREA PAINTING	0.00	250.00	-250.00
DRYER VENT MAINTENANCE	148.17	208.33	-60.16
ELECTRICAL REPAIRS	0.00	250.00	-250.00
ELEVATOR CONTRACT	1,050.89	1,433.33	-382.44
ELEVATOR REPAIRS	0.00	166.67	-166.67
EMERG/EXIT LIGHT REPAIRS	0.00	83.33	-83.33
FIRE EXTINGUISHER MAINTENANCE	0.00	41.67	-41.67
FIRE SPRINKLER SYSTEM	0.00	83.33	-83.33
GENERAL REPAIRS	827.93	2,083.33	-1,255.40
GROUND			
FERTILIZATION/WEED CONTROL	0.00	325.00	-325.00
GROUND IMPROVEMENTS	2,820.16	291.67	2,528.49
GROUND MAINTENANCE CONTRACT	2,314.57	2,041.67	272.90
SNOW REMOVAL	4,149.66	2,000.00	2,149.66
TREE PRUNING	0.00	62.50	-62.50
TREE/SHRUB CARE	530.00	208.33	321.67
Total GROUND	9,814.39	4,929.17	4,885.22
H.V.A.C. REPAIRS	0.00	104.17	-104.17
INTERIOR DAMAGE REPAIR	108.12	333.33	-225.21
JANITORIAL	0.00	5,000.00	-5,000.00
MISCELLANEOUS	0.00	26.92	-26.92
PAVEMENT/SIDEWALKS REPAIRS	0.00	41.67	-41.67
PLUMBING REPAIRS	286.20	166.67	119.53
ROOF REPAIR/INSPECTION	3,251.49	166.67	3,084.82

ABC CONDOMINIUM ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
 November 2005

	RESIDENTIAL		
	Nov 05	Budget	\$ Over Budget
SUPPLIES	961.99	250.00	711.99
Total B-MAINTENANCE & REPAIR	16,449.18	16,173.59	275.59
C-RESERVES	0.00	4,663.83	-4,663.83
D-CYCLICAL MAINT/CAPITAL IMPROV			
CONCRETE WALK/REP. CURBS/RAMPS	0.00	250.00	-250.00
DECK REPAIR/SURFACE	0.00	166.67	-166.67
DOOR REPLACEMENT/PAINTING	0.00	0.00	0.00
DRYVIT WINDOW UPGRADES	3,014.08	0.00	3,014.08
GAS PIPE REPAIRS	0.00	0.00	0.00
GUTTERS	0.00	0.00	0.00
LANDSCAPE UPGRADE	0.00	166.67	-166.67
PAINT EXTERIOR			
BUILDINGS 1 & 2	0.00	500.00	-500.00
Total PAINT EXTERIOR	0.00	500.00	-500.00
PAINT INTERIOR			
BUILDINGS 3, 4, & 6	0.00	458.33	-458.33
BUILDINGS 5, 7, & 8	0.00	308.33	-308.33
Total PAINT INTERIOR	0.00	766.66	-766.66
PAVING IMPROVEMENTS	0.00	2,000.00	-2,000.00
ROOF UPGRADE	0.00	333.33	-333.33
TREE REMOVAL/PRUNING/REPLACE	0.00	166.65	-166.65
WINDOW LEAK REPAIRS	1,161.70		
Total D-CYCLICAL MAINT/CAPITAL IMPROV	4,175.78	4,349.98	-174.20
Total Expense	37,756.36	46,085.33	-8,328.97
Net Income	<u>3,087.08</u>	<u>0.00</u>	<u>3,087.08</u>

ABC CONDOMINIUM ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
JANUARY 1, 2005 to NOVEMBER 30, 2005 - YEAR TO DATE

RESIDENTIAL

	Jan - Dec 05	Budget	\$ Over Budget
Income			
BILL BACKS	4,912.81	0.00	4,912.81
COMMON CHARGES	486,162.12	486,133.00	29.12
GARAGE CHARGES	0.00	0.00	0.00
INTEREST	461.52	0.00	461.52
LATE CHARGES	410.00	0.00	410.00
SETTLEMENT	20,000.00	0.00	20,000.00
TRANSFER FROM RESERVES	0.00	52,200.00	-52,200.00
TRASH REIMBURSEMENT	14,691.60	14,691.00	0.60
Total Income	526,638.05	553,024.00	-26,385.95
Expense			
A-OPERATING			
ACCOUNTING	3,588.75	3,500.00	88.75
ALARM MONITORING	11,263.56	12,300.00	-1,036.44
COMMON CHARGES #1-107	2,593.56	2,700.00	-106.44
DONATION	50.00	150.00	-100.00
ELECTRICITY	44,823.31	41,000.00	3,823.31
EXTERMINATING	2,447.54	2,300.00	147.54
GAS	7,211.40	7,650.00	-438.60
INCOME TAX	0.00	500.00	-500.00
INSURANCE	54,372.82	58,000.00	-3,627.18
LEGAL	8,938.25	5,000.00	3,938.25
MANAGEMENT	37,476.00	37,425.00	51.00
MISCELLANEOUS	0.00	150.00	-150.00
OFFICE EXPENSE	2,821.49	3,400.00	-578.51
PROPERTY TAX	3,462.38	3,500.00	-37.62
RECREATION	300.00	300.00	0.00
SEWER	18,095.68	13,500.00	4,595.68
TAXES/FEES/DUES	370.00	350.00	20.00
TELEPHONE	11,161.63	11,350.00	-188.37
TRASH REMOVAL	31,348.78	29,700.00	1,648.78
WATER	18,760.79	18,000.00	760.79
Total A-OPERATING	259,085.94	250,775.00	8,310.94
B-MAINTENANCE & REPAIR			
ALARM REPAIRS	956.12	750.00	206.12
ATRIUM PLANT CARE, BLDGS 1 & 4	795.00	1,910.00	-1,115.00
CARPET CLEANING	2,946.80	4,000.00	-1,053.20
COMMON AREA PAINTING	0.00	3,000.00	-3,000.00
DRYER VENT MAINTENANCE	1,423.88	2,500.00	-1,076.12
ELECTRICAL REPAIRS	2,654.30	3,000.00	-345.70
ELEVATOR CONTRACT	19,665.55	17,200.00	2,465.55
ELEVATOR REPAIRS	3,606.97	2,000.00	1,606.97
EMERG/EXIT LIGHT REPAIRS	0.00	1,000.00	-1,000.00
FIRE EXTINGUISHER MAINTENANCE	0.00	500.00	-500.00
FIRE SPRINKLER SYSTEM	1,824.18	1,000.00	824.18
GENERAL REPAIRS	22,691.58	25,000.00	-2,308.42
GROUPS			
FERTILIZATION/WEED CONTROL	1,325.00	3,900.00	-2,575.00
GROUPS IMPROVEMENTS	3,046.36	3,500.00	-453.64
GROUPS MAINTENANCE CONTRACT	21,131.13	24,500.00	-3,368.87
SNOW REMOVAL	33,359.68	24,000.00	9,359.68
TREE PRUNING	226.62	750.00	-523.38
TREE/SHRUB CARE	5,790.78	2,500.00	3,290.78
Total GROUPS	64,879.57	59,150.00	5,729.57
H.V.A.C. REPAIRS	339.20	1,250.00	-910.80
INTERIOR DAMAGE REPAIR	11,234.02	4,000.00	7,234.02
JANITORIAL	59,719.35	60,000.00	-280.65
MISCELLANEOUS	0.00	323.00	-323.00
PAVEMENT/SIDEWALKS REPAIRS	0.00	500.00	-500.00
PLUMBING REPAIRS	2,805.90	2,000.00	805.90
ROOF REPAIR/INSPECTION	9,324.87	2,000.00	7,324.87

ABC CONDOMINIUM ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
JANUARY 1, 2005 to NOVEMBER 30, 2005 - YEAR TO DATE

	RESIDENTIAL		
	Jan - Dec 05	Budget	\$ Over Budget
SUPPLIES	4,877.36	3,000.00	1,877.36
Total B-MAINTENANCE & REPAIR	209,744.65	194,083.00	15,661.65
C-RESERVES	0.00	55,966.00	-55,966.00
D-CYCLICAL MAINT/CAPITAL IMPROV			
CONCRETE WALK/REP. CURBS/RAMPS	5,875.00	3,000.00	2,875.00
DECK REPAIR/SURFACE	1,172.71	2,000.00	-827.29
DOOR REPLACEMENT/PAINTING	0.00	0.00	0.00
DRYVIT WINDOW UPGRADES	5,506.90	0.00	5,506.90
GAS PIPE REPAIRS	4,505.00	0.00	4,505.00
GUTTERS	0.00	0.00	0.00
LANDSCAPE UPGRADE	0.00	2,000.00	-2,000.00
PAINT EXTERIOR			
BUILDINGS 1 & 2	0.00	6,000.00	-6,000.00
Total PAINT EXTERIOR	0.00	6,000.00	-6,000.00
PAINT GAS PIPES	1,887.40		
PAINT INTERIOR			
BUILDINGS 3, 4, & 6	0.00	5,500.00	-5,500.00
BUILDINGS 5, 7, & 8	0.00	3,700.00	-3,700.00
Total PAINT INTERIOR	0.00	9,200.00	-9,200.00
PAVING IMPROVEMENTS	13,824.00	24,000.00	-10,176.00
ROOF UPGRADE	8,287.08	4,000.00	4,287.08
TREE REMOVAL/PRUNING/REPLACE	0.00	2,000.00	-2,000.00
WINDOW LEAK REPAIRS	3,940.81		
Total D-CYCLICAL MAINT/CAPITAL IMPROV	44,998.90	52,200.00	-7,201.10
Total Expense	513,829.49	553,024.00	-39,194.51
Net Income	12,808.56	0.00	12,808.56

ABC CONDOMINIUM ASSOCIATION, INC.

RESERVE TRANSFERS

November 30, 2005

Type	Date	Memo	Amount
Nov 30, 05			
Transfer	11/30/2005	TRANSFER OPERATING TO RESERVES	-4,663.83
Transfer	11/30/2005	TRANSFER MONTH'S C.I. EXPENSES FROM RESERVES TO OPERATING	-4,175.78
Nov 30, 05			

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ABC CONDOMINIUM ASSOCIATION, INC.

Check Detail

November 2005

Type	Num	Date	Name	Account	Paid Amount
Check	DM	11/16/2005	NEWALLIANCE	NEWALLIANCE-CHECKING	
				COMMON CHARGES	-0.10
TOTAL					-0.10
Check	TRANSFER	11/1/2005	ABC CONDOMINIUM ASSN., INC.	NEWALLIANCE-CHECKING	
				COMMON CHARGES #1-107	-216.13
TOTAL					-216.13
Check	1504	11/3/2005	WM-MGMT	NEWALLIANCE-CHECKING	
				MANAGEMENT	-3,123.00
				MANAGEMENT	-31.55
TOTAL					-3,154.55
Check	1505	11/8/2005	O'NEILL, JOHN	NEWALLIANCE-CHECKING	
				RECREATION	-150.00
TOTAL					-150.00
Check	1506	11/8/2005	CENTERVILLE LUMBER, INC.	NEWALLIANCE-CHECKING	
				GENERAL REPAIRS	-134.95
TOTAL					-134.95
Check	1507	11/8/2005	DAHILL CO., INC.	NEWALLIANCE-CHECKING	
				ROOF REPAIR/INSPECTION	-1,383.30
TOTAL					-1,383.30
Check	1508	11/8/2005	GENESIS PLUMBING & HEATING	NEWALLIANCE-CHECKING	
				PLUMBING REPAIRS	-286.20
TOTAL					-286.20
Check	1509	11/8/2005	J & R LANDSCAPING	NEWALLIANCE-CHECKING	
				SNOW REMOVAL	-4,149.66
				GROUNDS IMPROVEMENTS	-2,820.16
TOTAL					-6,969.82
Check	1510	11/8/2005	R.T.S. LANDSCAPING, LLC	NEWALLIANCE-CHECKING	
				GROUNDS MAINTENANCE...	-2,314.57
TOTAL					-2,314.57
Check	1511	11/8/2005	SBC	NEWALLIANCE-CHECKING	
				TELEPHONE	-131.48
TOTAL					-131.48
Check	1512	11/8/2005	THYSSENKRUPP ELEVATOR	NEWALLIANCE-CHECKING	

ABC CONDOMINIUM ASSOCIATION, INC.

Check Detail

November 2005

Type	Num	Date	Name	Account	Paid Amount
				ELEVATOR CONTRACT	-841.51
TOTAL					-841.51
Check	1513	11/8/2005	UI	NEWALLIANCE-CHECKING	
				ELECTRICITY	-8.56
TOTAL					-8.56
Check	1514	11/8/2005	WASTE MANAGEMENT OF CT, INC.	NEWALLIANCE-CHECKING	
				TRASH REMOVAL	-2,748.39
TOTAL					-2,748.39
Check	1515	11/8/2005	WHALLEY GLASS CO., INC.	NEWALLIANCE-CHECKING	
				GENERAL REPAIRS	-206.70
TOTAL					-206.70
Check	1516	11/8/2005	WM-MNT	NEWALLIANCE-CHECKING	
				DRYVIT WINDOW UPGRA...	-452.77
TOTAL					-452.77
Check	1517	11/14/2005	ST PAUL TRAVELERS	NEWALLIANCE-CHECKING	
				INSURANCE	-4,094.19
				INSURANCE	-41.35
TOTAL					-4,135.54
Check	1518	11/14/2005	BARTON, JANE	NEWALLIANCE-CHECKING	
				PETTY CASH	-200.00
TOTAL					-200.00
Check	1519	11/16/2005	Q.T.S.	NEWALLIANCE-CHECKING	
				DRYVIT WINDOW UPGRA...	-2,561.31
TOTAL					-2,561.31
Check	1520	11/28/2005	ALERT SECURITY SYSTEMS, INC.	NEWALLIANCE-CHECKING	
				ALARM MONITORING	-1,023.96
TOTAL					-1,023.96
Check	1521	11/28/2005	AMITY SAFE & LOCK CO.	NEWALLIANCE-CHECKING	
				GENERAL REPAIRS	-116.60
TOTAL					-116.60
Check	1522	11/28/2005	DAHILL CO., INC.	NEWALLIANCE-CHECKING	
				ROOF REPAIR/INSPECTION	-1,482.94

ABC CONDOMINIUM ASSOCIATION, INC.

Check Detail

November 2005

Type	Num	Date	Name	Account	Paid Amount
TOTAL					-1,482.94
Check	1523	11/28/2005	DELTA PRODUCTS	NEWALLIANCE-CHECKING	
				SUPPLIES	-961.99
TOTAL					-961.99
Check	1524	11/28/2005	HOME DEPOT	NEWALLIANCE-CHECKING	
				DRYER VENT MAINTENAN...	-13.02
TOTAL					-13.02
Check	1525	11/28/2005	Q.T.S.	NEWALLIANCE-CHECKING	
				GENERAL REPAIRS	-45.32
TOTAL					-45.32
Check	1526	11/28/2005	SANDWEISS TREE SERVICE, INC.	NEWALLIANCE-CHECKING	
				TREE/SHRUB CARE	-530.00
TOTAL					-530.00
Check	1527	11/28/2005	SBC	NEWALLIANCE-CHECKING	
				TELEPHONE	-838.13
TOTAL					-838.13
Check	1528	11/28/2005	SCG	NEWALLIANCE-CHECKING	
				GAS	-425.88
TOTAL					-425.88
Check	1529	11/28/2005	THYSSENKRUPP ELEVATOR	NEWALLIANCE-CHECKING	
				ELEVATOR CONTRACT	-209.38
TOTAL					-209.38
Check	1530	11/28/2005	URBAN PEST CONTROL CO., LLC	NEWALLIANCE-CHECKING	
				EXTERMINATING	-116.60
TOTAL					-116.60
Check	1531	11/28/2005	WM-MNT	NEWALLIANCE-CHECKING	
				GENERAL REPAIRS	-324.36
				WINDOW LEAK REPAIRS	-1,161.70
				ROOF REPAIR/INSPECTION	-385.25
				INTERIOR DAMAGE REPAIR	-108.12
				DRYER VENT MAINTENAN...	-135.15
				GENERAL REPAIRS	100.60
TOTAL					-2,013.98
Check	1532	11/28/2005	GNHWPCA	NEWALLIANCE-CHECKING	

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ABC CONDOMINIUM ASSOCIATION, INC.

Check Detail

November 2005

Type	Num	Date	Name	Account	Paid Amount
				SEWER	-4,263.64
TOTAL					-4,263.64

ABC CONDOMINIUM ASSOCIATION, INC.

Deposit Register

November 2005

	<u>Type</u>	<u>Date</u>	<u>Memo</u>	<u>Amount</u>
Nov 05				
	Deposit	11/1/2005	Deposit	216.13
	Deposit	11/1/2005	Deposit	1,347.27
	Deposit	11/2/2005	Deposit	1,413.30
	Deposit	11/3/2005	Deposit	3,113.49
	Deposit	11/3/2005	Deposit	2,410.36
	Deposit	11/4/2005	Deposit	1,040.76
	Deposit	11/7/2005	Deposit	2,008.52
	Deposit	11/8/2005	Deposit	688.57
	Deposit	11/9/2005	Deposit	8,601.26
	Deposit	11/10/2005	Deposit	7,084.58
	Deposit	11/15/2005	Deposit	363.58
	Deposit	11/15/2005	Deposit	253.68
	Deposit	11/16/2005	Deposit	690.25
	Deposit	11/17/2005	Deposit	689.09
	Deposit	11/21/2005	Deposit	501.97
	Deposit	11/22/2005	Deposit	899.74
	Deposit	11/23/2005	Deposit	238.08
	Deposit	11/25/2005	Deposit	491.76
	Deposit	11/28/2005	Deposit	1,204.54
	Deposit	11/28/2005	Deposit	2,021.41
	Deposit	11/29/2005	Deposit	411.19
	Deposit	11/30/2005	Deposit	2,727.22
	Deposit	11/30/2005	Deposit	747.22
Nov 05				<u>39,163.97</u>

ABC CONDOMINIUM ASSOCIATION, INC.**Outstanding Common Charges**

As of November 30, 2005

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
UNIT OWNER (ABC-051)	0.00	144.55	508.99	0.00	0.00	653.54
UNIT OWNER (ABC-102)	0.00	278.68	54.90	0.00	0.00	333.58
UNIT OWNER (ABC-203)	189.21	0.00	0.00	0.00	0.00	189.21
UNIT OWNER (ABC-501)	0.00	58.12	0.00	0.00	0.00	58.12
UNIT OWNER (ABC-215)	0.00	40.00	0.00	0.00	0.00	40.00
UNIT OWNER (ABC-125)	0.00	25.00	0.00	0.00	0.00	25.00
UNIT OWNER (ABC-325)	0.00	1.04	0.00	0.00	0.00	1.04
TOTAL	<u>189.21</u>	<u>547.39</u>	<u>563.89</u>	<u>0.00</u>	<u>0.00</u>	<u>1,300.49</u>

ABC CONDOMINIUM ASSOCIATION
ANNUAL BUDGET
JANUARY 1, 2005 to DECEMBER 31, 2005

	2004 Approved Budget	2004 Actual to 9/30/04	2004 Projected 12/31/2004	2005 Approved Budget
Income:				
Common Charges	486,133.00	364,618.14	486,133.00	486,133.00
Interest	0.00	350.25	466.00	0.00
Late Charges	0.00	440.00	660.00	0.00
Trash Reimbursement	14,500.00	14,691.60	14,691.60	14,691.00
Transfer from Reserves	44,800.00	22,324.10	28,100.00	52,200.00
Total Income:	545,433.00	402,424.09	530,050.60	553,024.00
Operating Expenses:				
Accounting	3,500.00	3,465.00	3,465.00	3,500.00
Alarm Monitoring	12,600.00	9,215.64	12,287.00	12,300.00
Common Charges #1-107	2,700.00	1,945.17	2,585.00	2,700.00
Donation	0.00	100.00	125.00	150.00
Electricity	43,500.00	33,927.86	40,630.00	41,000.00
Exterminating	2,300.00	1,824.26	2,280.00	2,300.00
Gas	7,000.00	5,937.29	7,421.00	7,650.00
Income Tax Expense	1,000.00	0.00	0.00	500.00
Insurance	53,670.00	43,269.57	53,670.00	58,000.00
Legal	5,000.00	2,230.00	2,787.00	5,000.00
Management	37,425.00	28,107.00	37,425.00	37,425.00
Miscellaneous	275.00	0.00	50.00	150.00
Office Expense	3,400.00	2,320.30	2,900.00	3,400.00
Property Tax	3,000.00	3,230.65	3,230.65	3,500.00
Recreation	500.00	50.00	100.00	300.00
Sewer	13,500.00	6,668.92	13,337.84	13,500.00
Taxes/Fees/Dues	500.00	345.00	345.00	350.00
Telephone	12,500.00	8,822.90	11,028.62	11,350.00
Trash Removal	26,000.00	22,400.12	29,700.00	29,700.00
Water	18,000.00	13,935.15	17,418.00	18,000.00
Total Operating Expenses:	246,370.00	187,794.83	240,785.11	250,775.00
Maintenance & Repairs:				
Alarm Repairs	750.00	1,721.44	2,151.00	750.00
Atrium Plant Care, Bldgs 1&4	1,780.00	1,484.00	1,855.00	1,910.00
Carpet Cleaning	3,500.00	3,690.00	4,000.00	4,000.00
Common Area Painting	3,000.00	0.00	1,500.00	3,000.00
Dryer Vent Cleaning/Maintenance	2,500.00	4,210.28	4,600.00	2,500.00
Electrical Repairs	3,000.00	2,325.60	2,906.00	3,000.00
Elevator Contract	17,200.00	10,165.93	17,172.00	17,200.00
Elevator Repairs	2,000.00	6,596.56	6,596.00	2,000.00
Emergency/Exit Light Repairs	1,000.00	0.00	898.00	1,000.00
Fire Sprinkler System	1,000.00	0.00	1,000.00	1,000.00
Fire Extinguisher Maintenance	500.00	0.00	0.00	500.00
General Repairs	25,000.00	12,378.55	15,600.00	25,000.00
Grounds:				
Fertilization/Weed Control	3,900.00	2,067.00	3,900.00	3,900.00
Grounds Improvements	3,500.00	1,321.11	2,000.00	3,500.00
Grounds Maintenance	24,500.00	18,391.36	24,500.00	24,500.00
Snow Removal	18,100.00	14,408.92	22,408.92	24,000.00
Tree Pruning	1,000.00	1,013.36	1,013.36	750.00
Tree/Shrub Care	2,300.00	4,910.98	4,910.98	2,500.00
HVAC Repairs	1,500.00	674.56	842.00	1,250.00
Interior Damage Repair	4,000.00	8,794.31	9,700.00	4,000.00
Janitorial	57,000.00	44,047.84	58,734.00	60,000.00
Miscellaneous	483.00	0.00	0.00	323.00
Pavement Repairs	0.00	200.00	200.00	500.00
Plumbing Repairs	1,500.00	1,935.60	2,418.00	2,000.00
Roof Inspection/Repairs	2,000.00	5,212.78	5,700.00	2,000.00
Supplies	6,000.00	2,360.22	2,950.00	3,000.00
Total Maintenance & Repairs:	187,013.00	147,910.40	197,555.26	194,083.00

	2004 Approved Budget	2004 Actual to 9/30/04	2004 Projected 12/31/2004	2005 Approved Budget
Reserve Funding:	55,966.00	41,975.00	55,966.00	55,966.00
Total Operating Expenses, Maintenance & Repair & Reserves:	489,349.00	377,680.23	494,306.37	500,824.00
2004 Cyclical Maintenance/Capital Improvements:				
Carpet Cleaning Common Hall	2,500.00	1,229.60	1,229.60	
Concrete Walk, Curb Repairs	1,000.00	2,900.00	2,900.00	
Deck Repair	2,000.00	838.50	1,500.00	
Fire Alarm Upgrade	1,500.00	0.00	1,200.00	
Legal	15,000.00	0.00	0.00	
Paint Interior Building 3	4,600.00	0.00	4,000.00	
Paving Improvements	0.00	7,632.00	9,832.00	
Roof Upgrade	14,700.00	9,724.00	9,724.00	
Signage Upgrade	500.00	450.00	450.00	
Tree Removal, Pruning, Replacement	1,000.00	0.00	1,000.00	
Window Leak Repairs	2,000.00	0.00	0.00	
Total 2004 Cyclical Maintenance/Capital Improvements:	44,800.00	22,774.10	31,835.60	
2005 Cyclical Maintenance/Capital Improvements:				
Concrete Walk, Curb Repairs				3,000.00
Deck Repair				2,000.00
Landscape Upgrade				2,000.00
Paint Exterior Bldgs 1 & 2				6,000.00
Paint Interior:				
-Bldgs. 3, 4 & 6				5,500.00
-Bldgs. 5, 7, & 8				3,700.00
Paving Improvements				24,000.00
Roof Upgrade				4,000.00
Tree Removal, Pruning, Replacement				2,000.00
Total 2005 Cyclical Maintenance/Capital Improvements:				52,200.00
TOTAL ANNUAL BUDGET:	534,149.00	400,454.33	526,141.97	553,024.00
Prepared by Whitney Management & Maintenance Co.				

ABC CONDOMINIUM ASSOCIATION
CYCLICAL MAINTENANCE - CAPITAL IMPROVEMENT RESERVE/USEFUL LIFE SCHEDULE

	2005	2006	2007	2008	2009	2010	2011	2012	2013-2025
Beginning Balance	79,625.00	83,391.00	93,991.00	114,791.00	103,791.00	101,091.00	107,591.00	116,391.00	159,391.00
Yearly Additions	55,966.00	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00	1,020,000.00
Expenditures:									
Carpet Cleaning Common Hall	0.00	2,500.00	1,200.00	2,500.00	1,200.00	2,500.00	1,200.00	2,500.00	12,000.00
Carpet Replacement Common Hall									
Buildings 1 & 2	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00	0.00	60,000.00
Buildings 3, 4 & 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	32,000.00
Buildings 5, 7 & 8	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	12,000.00	10,000.00
Caulk Exterior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,000.00
Concrete Walk, Repairs Curbs & Ramp	3,000.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	37,500.00
Deck Repair/Surface	2,000.00	2,000.00	10,000.00	10,000.00	2,000.00	0.00	0.00	1,000.00	60,000.00
Elevator Upgrade	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	2,000.00	30,000.00
Emergency/Exit Light Repair/Upgrade	0.00	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00	0.00	30,000.00
Fence Repair/Replacement	0.00	5,000.00	0.00	10,000.00	5,000.00	0.00	0.00	1,000.00	40,000.00
Fire Alarm Upgrade	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	35,000.00
Fire Sprinkler System Upgrade	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	40,000.00
Landscape Upgrade	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00	0.00	2,000.00	6,000.00
Legal	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	0.00	5,000.00
Lighting, Common Upgrade	0.00	0.00	4,000.00	0.00	0.00	4,000.00	0.00	0.00	15,000.00
Paint Exterior:									
Buildings 1 & 2	6,000.00	15,000.00	0.00	35,000.00	0.00	0.00	0.00	0.00	50,000.00
Buildings 3, 4 & 6	0.00	19,000.00	0.00	0.00	14,000.00	14,000.00	0.00	0.00	47,000.00
Buildings 5, 7 & 8	0.00	0.00	0.00	0.00	14,000.00	14,000.00	14,000.00	0.00	50,000.00
Paint Interior:									
Buildings 1 & 2	0.00	0.00	0.00	0.00	15,000.00	0.00	35,000.00	0.00	50,000.00
Buildings 3, 4 & 6	5,500.00	3,700.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
Buildings 5, 7 & 8	3,700.00	3,700.00	3,700.00	0.00	0.00	0.00	0.00	0.00	11,000.00
Pavement Repairs/Sealing/Lining	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	45,000.00
Paving Replacement	24,000.00	0.00	20,000.00	0.00	20,000.00	0.00	20,000.00	0.00	90,000.00
Powerwashing	0.00	0.00	9,300.00	0.00	2,000.00	0.00	0.00	2,000.00	12,000.00
Rails, Rework/Paint	0.00	1,000.00	0.00	0.00	0.00	15,000.00	0.00	0.00	15,000.00
Roof Replacement:									
Buildings 1 & 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225,000.00
Buildings 3, 4 & 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160,000.00
Buildings 5, 7 & 8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148,000.00
Roof Upgrade	4,000.00	1,500.00	0.00	0.00	5,000.00	0.00	0.00	3,000.00	10,000.00
Signage Upgrade	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	4,000.00
Structural Repairs/Improvements	0.00	2,000.00	0.00	5,000.00	0.00	0.00	0.00	4,000.00	50,000.00
Tree Removal/Pruning/Replacement	2,000.00	1,000.00	0.00	2,000.00	0.00	0.00	1,000.00	2,000.00	15,000.00
Ventilation System Upgrade	0.00	1,500.00	0.00	1,500.00	0.00	0.00	0.00	0.00	6,000.00
Window Leak Repairs	0.00	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00	25,000.00
Window Repair/Replacement	0.00	0.00	4,000.00	0.00	3,000.00	0.00	0.00	0.00	55,000.00
Total Expenditures	52,200.00	74,400.00	64,200.00	96,000.00	87,700.00	78,500.00	76,200.00	42,000.00	1,552,500.00
Balance Year end	83,391.00	93,991.00	114,791.00	103,791.00	101,091.00	107,591.00	116,391.00	159,391.00	(373,109.00)

The Executive Board, assisted by Management, has developed this reserve schedule from site tours, information provided by owners, and professionals who provide services to the Association. It does not contemplate all work which will be required over the term, but a reasonable estimate of work required to maintain the Association. It may be amended and added to from year to year as the experience of operations bear out its accuracy. Interests on reserve accounts will be applied to the reserve account to help defray the effect of inflation. There is no guarantee that the improvements projected above will be undertaken or completed in the years indicated.