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EMERALD COURT (VR 1581)
 APPROVED BUDGET OF OPERATING EXPENSES
 877 WEST 7TH AVENUE
 1 OCTOBER 2009 - 30 SEPTEMBER 2010

3.00%

GL
 ACCOUNT
 NO.'s

	2008/09	2009/10	Monthly
	BUDGET	BUDGET	
REVENUE			
Assessments (increase = 3.00%	61122.98	62956.53	5246.38
NSF Fees			0.00
Parking Income	600.00	600.00	50.00
Interest Income	500.00	100.00	8.33
Guest Suite Rental Income	3500.00	4000.00	333.33
Late Fee Income			0.00
Move In/Out Fees			0.00
Previous Year Surplus	3707.72	2780.64	231.72
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	69,430.70	70,437.17	5,869.76
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EXPENSES			
Administration:			
Management fees	9261.00	9765.00	813.75
Appraisal			0.00
Insurance	8250.00	8000.00	666.67
Audit/Bank	1200.00	1200.00	100.00
Office/Misc.	1500.00	1500.00	125.00
Contingency Reserve Expense	3654.00	3654.00	304.50
Roof Fund Expense	6000.00	6000.00	500.00
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	29,865.00	30,119.00	2,509.92
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Operating:			
Janitorial/Snow Removal	6930.00	7500.00	625.00
Electricity	3250.00	3000.00	250.00
Water & Sewer	4250.00	4250.00	354.17
Waste Removal	4500.00	4750.00	395.83
Legal Fees	1000.00	1000.00	83.33
Fire Safety	1750.00	2250.00	187.50
Repairs & Maintenance	12810.70	10718.17	893.18
Supplies & Materials	500.00	500.00	41.67
Landscaping/Sprinklers	3750.00	5500.00	458.33
Recycling	325.00	350.00	29.17
Security	500.00	500.00	41.67
Capital Projects			0.00
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Total Operating:	39,565.70	40,318.17	3,359.85
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Total Expenditures	69,430.70	70,437.17	5,869.76
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Net Income (Loss)	(0.00)	0.00	(0.00)
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EMERALD COURT (VR 1581)
 APPROVED SCHEDULE OF ASSESSMENTS
 877 WEST 7TH AVENUE
 OCTOBER 1, 2009/SEPTEMBER 30, 2010

0
 3.00%

SUITE	STRATA LOT	UE	-----ANNUAL----- -----ASSESSMENT-----		-----MONTHLY----- -----ASSESSMENT-----	
			2008/9	2009/10	2008/9	2009/10
1	1	981	2656.23	2735.91	221.35	227.99
2	2	1116	3021.76	3112.41	251.81	259.37
3	3	650	1759.99	1812.78	146.67	151.07
4	4	632	1711.25	1762.58	142.60	146.88
5	5	615	1665.22	1715.17	138.77	142.93
6	6	609	1648.97	1698.44	137.41	141.54
7	7	627	1697.71	1748.64	141.48	145.72
8	8	619	1676.05	1726.33	139.67	143.86
9	9	617	1670.63	1720.75	139.22	143.40
10	10	630	1705.83	1757.00	142.15	146.42
11	11	616	1667.93	1717.96	138.99	143.16
12	12	626	1695.00	1745.85	141.25	145.49
13	13	854	2312.35	2381.72	192.70	198.48
14	14	772	2090.32	2153.03	174.19	179.42
15	15	741	2006.38	2066.57	167.20	172.21
16	16	749	2028.05	2088.88	169.00	174.07
17	17	829	2244.66	2311.99	187.05	192.67
18	18	733	1984.72	2044.26	165.39	170.36
19	19	782	2117.40	2180.92	176.45	181.74
20	20	773	2093.03	2155.82	174.42	179.65
21	21	812	2198.63	2264.58	183.22	188.72
22	22	837	2266.32	2334.31	188.86	194.53
23	23	783	2120.11	2183.71	176.68	181.98
24	24	782	2117.40	2180.92	176.45	181.74
25	25	778	2106.57	2169.76	175.55	180.81
26	26	780	2111.98	2175.34	176.00	181.28
27	27	850	2301.52	2370.56	191.79	197.55
28	28	817	2212.17	2278.53	184.35	189.88
29	29	778	2106.57	2169.76	175.55	180.81
30	30	786	2128.23	2192.07	177.35	182.67
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		22574	61122.98	62956.53	5093.58	5246.38
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