

**PUNTA RASA 4 CONDOMINIUM ASSOCIATION**

**2009 PROPOSED BUDGET**

**JANUARY 1 - DECEMBER 31, 2009**

**( 72 UNITS)**

		<b>2008 PROPOSED BUDGET</b>	<b>2008 8 MONTH ACTUALS</b>	<b>2009 PROPOSED BUDGET</b>	<b>2008 MONTHLY COST PER UNIT</b>	<b>2008 PROJECTED</b>
	<b>ADMINISTRATIVE EXPENSES</b>					
802	BAD DEBT	0.00	0.00	35,700.00	41.32	0.00
853	MANAGEMENT FEES	2,400.00	1,370.50	0.00	0.00	2,055.75
874	OFFICE EXPENSE	1,200.00	2,318.24	0.00	0.00	3,477.36
879.3	TAXES & LICENCES	1,000.00	0.00	0.00	0.00	0.00
898.3	LICENSES, FEES & PERMITS	1,850.00	0.00	500.00	0.58	0.00
	<b>TOTAL ADMIN. EXPENSES</b>	<b>6,450.00</b>	<b>3,688.74</b>	<b>36,200.00</b>	<b>41.90</b>	<b>5,533.11</b>
	<b>OPERATING EXPENSES</b>					
890.5	ROOF INSPECTION & INSPEC	2,000.00	0.00	0.00	0.00	0.00
899	BUILDING MAINTENANCE	60,000.00	19,695.41	25,000.00	28.94	29,543.12
899.5	WATER PUMP MAINTENANCE	0.00	0.00	3,000.00	3.47	0.00
899.6	FIRE PUMP MAINTENANCE	0.00	0.00	4,000.00	4.63	0.00
901	JANITORIAL SERVICE	15,000.00	869.92	11,200.00	12.96	1,304.88
903	INTERIOR PEST CONTROL	1,400.00	740.00	1,400.00	1.62	1,110.00
905	ELEVATOR SERVICE CONTR	17,000.00	6,364.01	7,000.00	8.10	9,546.02
909	TELEPHONE	9,115.00	3,093.76	1,550.00	1.79	4,640.64
911.3	FIRE ALARM MAINTENANCE	15,000.00	5,771.37	3,400.00	3.94	8,657.06
920.7	INSURANCE (BOILER/MACHINERY)	0.00	0.00	390.00	0.45	0.00
920.8	INSURANCE (WIND)	0.00	0.00	7,230.00	8.37	0.00
921	INSURANCE (PROPERTY)	41,500.00	33,929.83	11,911.00	13.79	50,894.75
921.2	INSURANCE (APPRAISAL)	0.00	0.00	500.00	0.58	0.00
921.4	INSURANCE (DEDUCTIBLE)	0.00	0.00	10,000.00	11.57	0.00
923	INSURANCE (FLOOD)	42,000.00	7,894.98	40,238.00	46.57	11,842.47
925	OPERATING CONTINGENCIES	20,000.00	1,350.00	9,999.00	11.57	2,025.00
938.1	GAS - PROPANE	1,000.00	43.85	1,726.00	2.00	65.78
	<b>TOTAL OPER. EXPENSES</b>	<b>224,015.00</b>	<b>79,753.13</b>	<b>138,544.00</b>	<b>160.35</b>	<b>119,629.70</b>
	<b>UTILITIES</b>					
951	ELECTRICITY	11,000.00	6,590.42	5,000.00	5.79	9,885.63
953	WATER AND SEWER	25,000.00	19,510.97	22,200.00	25.69	29,266.46
957	GARBAGE	7,000.00	4,408.57	5,200.00	6.02	3,501.64
	<b>TOTAL UTILITIES</b>	<b>43,000.00</b>	<b>30,509.96</b>	<b>32,400.00</b>	<b>37.50</b>	<b>42,653.73</b>
	<b>OTHER EXPENSES</b>					
	SECURITY PROVISIONS	N/A	N/A	N/A	N/A	N/A
	RENT FOR REC. AND OTHER	N/A	N/A	N/A	N/A	N/A
	TAXES ON ASSOCIATION PROP.	N/A	N/A	N/A	N/A	N/A
924	COMMONS ASSOCIATION	140,975.00	93,983.50	178,200.00	206.25	140,975.25
	TAXES ON LEASED AREAS	N/A	N/A	N/A	N/A	N/A
	OPERATING CAPITAL	N/A	N/A	N/A	N/A	N/A
	<b>TOTAL OTHER EXPENSES</b>	<b>140,975.00</b>	<b>93,983.50</b>	<b>178,200.00</b>	<b>206.25</b>	<b>140,975.25</b>
	<b>TOTAL EXPENSES</b>	<b>414,440.00</b>	<b>207,935.33</b>	<b>385,344.00</b>	<b>446.00</b>	<b>308,791.78</b>
	<b>RESERVES</b>	<b>0.00</b>	<b>0.00</b>	<b>50,112.00</b>	<b>58.00</b>	<b>0.00</b>
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>414,440.00</b>	<b>207,935.33</b>	<b>435,456.00</b>	<b>504.00</b>	<b>308,791.78</b>

**RESERVES FOR CAPITAL EXPENDITURES AND  
DEFERRED MAINTENANCE 2009**

<b>ASSET</b>	<b>ESTIMATED LIFE (YRS)</b>	<b>ESTIMATED REMAINING LIFE (YRS)</b>	<b>REPLACEMENT COST</b>	<b>ESTIMATED BALANCE 1/1/09</b>	<b>REMAINING FUNDING REQUIREMENT</b>	<b>2009 ANNUAL FUNDING REQUIREMENT</b>
ROOF	22	18	250,000.00	0.00	250,000.00	13,833.00
PAINTING	7	7	156,338.00	0.00	156,338.00	22,278.00
ELEVATOR	25	18	164,061.00	0.00	164,061.00	9,058.00
DEF MAINT	8	8	36,899.00	36,899.00	0.00	0.00
GENERATOR	6	6	30,000.00	0.00	30,000.00	4,943.00
<b>TOTAL</b>			<b>637,298.00</b>	<b>36,899.00</b>	<b>600,399.00</b>	<b>50,112.00</b>
	<b>COST PER UNIT</b>	<b>SHARE</b>	<b>MONTHLY</b>	<b>QUARTERLY</b>	<b>ANNUALLY</b>	
	<b>2008</b>	<b>1/72</b>	<b>479.68</b>	<b>1,439.03</b>	<b>5,756.10</b>	
	<b>2009</b>	<b>1/72</b>	<b>504.00</b>	<b>1,512.00</b>	<b>6,048.00</b>	