



<b>Maintenance</b>					
General Maintenance	25000	26202	17500	43702	25000
Dryer Vent Cleaning	6100	6892	0	6892	0
Lighting/Fire Alarm	4000	2187	4027	6214	4000
Janitorial/Hallway Cleaning	5500	3191	1600	4791	5000
Fertilizing	13500	6568	3212	9780	10000
Mulch	8000	7657	0	7657	5000
Landscaping	60000	51071	34856	85927	61000
Snow Removal	90500	54300	36200	90500	90500
Additional Snow Removal	0	7461	0	7461	5000
Tree Trimming/Removal	5000	0	4000	4000	5000
Exterminating/Pest Control	507	771	0	771	500
NonRecurring Repairs	20000	23231	20000	43231	25000
Additional Landscaping	10000	6807	5000	11807	5000
<b>Total Maintenance</b>	<b>248107</b>	<b>196338</b>	<b>126395</b>	<b>322733</b>	<b>241000</b>
<b>Capital Improvements</b>					
Walkway Repair	5000	0	0	0	5000
Paving/Drainage	55941	0	93505	93505	52226
Building Upgrades	5000	0	0	0	5000
<b>Total Capital Improvements</b>	<b>65941</b>	<b>0</b>	<b>93505</b>	<b>93505</b>	<b>62226</b>
<b>Total Expenses</b>	<b>475252</b>	<b>295635</b>	<b>264805</b>	<b>560440</b>	<b>458726</b>
<b>Reserves</b>					
General Contingency	51516	34344	17172	51516	61819
Garage Contingency	612	408	204	612	734
<b>Total Reserves</b>	<b>52128</b>	<b>34752</b>	<b>17376</b>	<b>52128</b>	<b>62554</b>
<b>Total Expenses, including Reserves</b>	<b>527380</b>	<b>330387</b>	<b>282181</b>	<b>612568</b>	<b>521280</b>
<b>Net Income/Loss</b>	<b>0</b>	<b>30857</b>	<b>-107115</b>	<b>-76258</b>	<b>0</b>
<b>NO INCREASE:</b>					
<b>Current Common Charges \$265 and Detached Garages Extra \$15</b>					
<b>Cash Balances:</b>	<b>\$74656 Operating Account</b>				
	<b>\$424271 Reserves</b>				