

Green Bay Riverside Unit Owners Association Budget w/ Direct Subsidy

<i>Common Expense</i>	<i>Mar '08 - Feb '09</i>				<i>Mar '09 - Feb '10</i>		
	Monthly Budget	Annual Budget	Actual (est.) ¹	Variance	Monthly Budget	Annual Budget	
Fire Safety	600	7,200	15,013	(7,813)	475	5,700	
Security	-	-	598	(598)	50	600	
Janitorial	100	1,200	3,158	(1,958)	267	3,200	
Common Area Gas & Electric	4,400	52,800	55,175	(2,375)	4,690	56,275	
Insurance (flood, property, etc.)	2,950	35,400	36,555	(1,155)	3,042	36,500	
Water & Sewer	1,615	19,380	20,326	(946)	1,729	20,750	
Accounting	105	1,260	1,687	(427)	146	1,750	
Bank Charges/Fees	20	240	296	(56)	25	300	
Elevator	665	7,980	7,194	786	600	7,200	
Extermination	50	600	661	(61)	56	675	
Ice & Snow Removal	300	3,600	7,616	(4,016)	646	7,750	
Landscaping	75	900	1,687	(787)	142	1,700	
Property Management Fee	1,994	23,928	23,927	1	1,994	23,927	
Miscellaneous	200	2,400	3,128	(728)	313	3,750	
Common Area Repairs & Maintenance	700	8,400	14,735	(6,335)	1,258	15,100	
Rubbish Removal	400	4,800	6,171	(1,371)	521	6,250	
Supplies - Office	15	180	19	161	13	150	
Supplies - Cleaning & Janitorial	25	300	1,371	(1,071)	117	1,400	
Reimbursable Wages	3,583	42,996	55,066	(12,070)	4,583	55,000	
Subtotal	17,797	213,564	254,383	(40,819)	20,665	247,977	
Declarant Subsidy	1,164	13,968	54,787	(40,819)	833	10,000	
Total	16,633	199,596	199,596	-	19,831	237,977	
<i>Common Expense Allocation</i>							
Residential Units (Total)	92.15%	15,327	183,919	n/a	n/a	18,274	219,285
Residential Units (Per Unit) ²	131	117	1,404	n/a	n/a	139	1,674
Commercial Unit 1-101	3.53%	587	7,049	n/a	n/a	700	8,405
Commercial Unit 1-102	0.56%	94	1,126	n/a	n/a	112	1,343
Commercial Unit 1-103	3.76%	625	7,502	n/a	n/a	745	8,945
<i>Association Reserve Contribution</i>							
Residential Units		10	120	n/a	n/a	10	120
Commercial Unit 1-101		10	120	n/a	n/a	10	120
Commercial Unit 1-102		10	120	n/a	n/a	10	120
Commercial Unit 1-103		10	120	n/a	n/a	10	120
<i>Total Assessment</i>							
Residential Units		127	1,524	n/a	n/a	149	1,794
Commercial Unit 1-101		597	7,169	n/a	n/a	710	8,525
Commercial Unit 1-102		104	1,246	n/a	n/a	122	1,463
Commercial Unit 1-103		635	7,622	n/a	n/a	755	9,065

¹Mar '08 - Feb '09 Actual is estimated based are most recent 12 months of expenses.

²Units 2-409 & 2-411 were merged in 2008. As a result of that merger, there are now 130 residential units. Unit 2-411 pays twice the residential unit rate determined above so the number of residential units used for determining the rate per unit is kept at 131.