

ALTAMONT PATIO
Financial Report
As of 4/24/05

May 5, 2005

Balance in First Commercial Bank Account # [REDACTED]	\$ 60,742.59
Balance in Metcalf Realty Operating Account	\$ 13,238.41
Balance in Special Assessment Account	<u>\$ 0.00</u>
Total	\$ 73,981.00

Altamont Patio Condo
Statement of Income and Expenses
For the Month Ended April 24, 2005

Dues Operating

	Current Month	Year to Date
INCOME		
Maintenance Fee Income	\$ 10,874.11	\$ 53,119.39
Laundry	164.25	585.77
Late Charges/NSF Fees	84.72	577.12
TOTAL INCOME	\$ 11,123.08	\$ 54,282.28
EXPENSES - REPAIRS & MAINTENANCE		
Carpet Cleaning	\$ 3,679.20	\$ 3,679.20
Plumbing-Heating-Electrical	1,149.00	2,081.60
Common Area - Other		275.00
Grounds - Yard Work	69.38	2,568.84
Janitorial Maintenance/Supplies	42.50	321.30
Swimming Pool Maintenance/Repair	864.07	1,494.07
Building Exterior - Repair	36.90	5,253.91
Building Interior - Repair		1,035.37
Locks & Keys		3.16
Building Shell Repairs or Gutters	175.00	175.00
TOTAL REPAIRS & MAINTENANCE	\$ 6,016.05	\$ 16,887.45
EXPENSES - REPLACEMENT		
Carpet - Replacement		\$ 67.37
TOTAL REPLACEMENT		\$ 67.37
EXPENSES - UTILITIES		
Utilities - Electric	\$ 720.98	\$ 1,519.40
Utilities - Gas	60.73	266.69
Utilities - Water/Sewer	3,088.32	15,036.94
TOTAL UTILITIES	\$ 3,870.03	\$ 16,823.03
EXPENSES - PAYROLL		
Payroll - Maintenance	\$ 600.00	\$ 2,400.00
Payroll Taxes	70.20	277.85
Workmans Compensation Insurance	119.76	329.04
TOTAL PAYROLL	\$ 789.96	\$ 3,006.89
EXPENSES - GENERAL & ADMINISTRATIVE		
Postage	\$ 14.20	\$ 45.28
Insurance	(6,066.21)	(541.07)
Office Supplies	13.36	25.96
Waste Removal	284.30	1,697.28

Altamont Patio Condo
Statement of Income and Expenses
For the Month Ended April 24, 2005

Dues Operating

	Current Month	Year to Date
Extermination	\$ 335.00	\$ 1,005.00
Miscellaneous Services	95.40	95.40
Miscellaneous Operating Expense		90.00
Paint Replacement Reserves	524.00	2,096.00
Monthly Reserve	524.00	2,096.00
TOTAL GENERAL & ADMINISTRATIVE	\$ (4,275.95)	\$ 6,609.85
 TOTAL EXPENDITURES	 \$ 6,400.09	 \$ 43,394.59
 Management Fee	 \$ 924.00	 \$ 3,696.00
 NET INCOME (LOSS)	 \$ 3,798.99	 \$ 7,191.69
 PRIOR BALANCE FROM 12/24/04		 \$ 6,046.72
 ASSOCIATION BALANCE	 \$ 3,798.99	 \$ 13,238.41

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 9,439.42	\$ 11,123.08	\$ 7,324.09	\$ 13,238.41