Building #19 - Sigma Home Owners Association
Approved 2008/2009 Operational Budget

	12 month 06/07 - 05/08 Actual	2008/2009 Approved Annual Budget		Averaged monthly Proposed unit assessmen	Insurance Reserve	Maintenance Reserve	W/ Current Res. Funding
405 Homeowners Assessments	$64,495.48						
Unit 1901 - 7.60%		$4,554.91		$379.58	$68.40	$77.90	525.88
Unit 1902 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1903 - 5.60%		$3,356.25		$279.69	$50.40	$57.40	387.49
Unit 1904 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1905 - 7.60%		$4,554.91		$379.58	$68.40	$77.90	525.88
Unit 1906 - 7.60%		$4,554.91		$379.58	$68.40	$77.90	525.88
Unit 1907 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1908 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1909 - 6.10%		$3,655.91		$304.66	$54.90	$62.83	422.39
Unit 1910 - 7.60%		$4,554.91		$379.58	$68.40	$77.90	525.88
Unit 1911 - 7.60%		$4,554.91		$379.58	$68.40	$77.90	525.88
Unit 1912 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1913 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1914 - 6.10%		$3,655.91		$304.66	$54.90	$62.53	422.09
Unit 1915 - 7.60%		$4,554.91		$379.58	$68.40	$77.90	525.88
TOTAL INCOME	$64,495.48	$59,933.01		$4,994.42	$900.00	$1,025.34	6919.76
EXPENSES			Inflation Rate				
505 Rec-Road Maintenance & Tras	$7,560.00	$7,560.00		$630.00			
510 Water & Sewer	$6,079.30	$6,383.27	5%	$531.94			
515 Business Management	$4,262.50	$4,230.00	5%	$352.50			
520 Association Maintenance Fees	$5,282.88	$5,153.40	5%	$429.45			
525 Recreation Fees	$9,032.52	$9,032.52		$752.71			
530 Electriity	$2,094.00	$2,303.40	10%	$191.95			
535 Gas & Heat	$12,256.34	$14,707.61	20%	$1,225.63			
565 Cable TV	$4,451.23	$4,762.82	7%	$396.90			
575 Extraordinary Maintenance	$5,648.26	$5,000.00		$416.67			
590 Other/Miscellaneous Expense	$1,092.01	$800.00		$66.67			
TOTAL EXPENSES	$57,759.04	$59,933.01		$4,994.42			
T0/(FROM) Maintenance Reserve	**$6,736.44**	**$0.00**		**($0.00)**			

BUILDING #19 — LONG TERM REPLACEMENT RESERVE PROJECT

1-May-08

		*Estimated Useful Life	Years Left In Life	Next Replacement Date	"Estimated" Current Replacement Value	Inflation Factor	Cost To Assn.	Allocation of Current Maint. Fund	Monthly Funding Needed
Roof**	Replaced in 1991	20	3	2011	$28,000	4%	$42,561	$23,072	$541
Deck Carpeting	In Phases 1st-96 2nd-97 3rd-98	12	0	2008	$6,200	4%	$8,159	$8,159	$0
Boilers -Domestic Hot Water	New in 2003	19	7	2022	$5,000	4%	$8,658	$1,500	$85
-Heating System	New in 1998	20	10	2018	$12,000	4%	$23,375	$3,000	$170
Exterior Painting**	Full repaint 2002	10	4	2012	$14,000	4%	$21,552	$10,220	$236
Other/Contingency									$0
TOTAL							$77,335	$45,951	$1,032
Less Current Monthly Funding									$1,025
Monthly Funding Over <Under> Assessed									($7)