

CONDOMINIUM ANALYSIS

ORLANDO, FL

ORLANDO, FL		MEDIAN ANNUAL EXPENSES - CONDOMINIUM HIGH RISE			BY METROPOLITAN AREA		
EXPENSES	PROJECTS	UNITS	DOLLARS PER UNIT				
			MED	LOW	HIGH		
ADMINISTRATIVE EXP.							
OFFICE SALARIES	5	191	247.06	216.83	367.47		
OFFICE EXPENSES	6	227	55.62	35.42	67.82		
MANAGEMENT FEES	6	227	138.92	112.35	138.94		
LEGAL FEES	5	191	14.06	6.79	83.19		
AUDIT FEES	6	227	25.27	25.00	37.50		
PROFESSIONAL FEES	4	155	6.96	4.00	6.96		
OTHER ADMIN	3	163	222.49	111.42	222.49		
SUBTOTAL ADMINIST.	6	227	501.00	396.75	884.30		
OPERATING EXPENSES							
ELEVATOR	5	191	191.67	179.17	231.25		
HEATING FUEL	1	91	27.02	27.02	27.02		
ELECTRICITY	5	191	86.08	77.58	416.99		
WATER/SEWER	5	191	195.00	142.50	249.87		
NATURAL GAS							
EXTERMINATING	6	227	82.50	38.08	87.50		
RUBBISH REMOVAL	5	191	107.56	107.54	116.12		
WINDOW WASHING	1	91	14.56	14.56	14.56		
MISC OPER EXP	1	91	210.93	210.93	210.93		
SUBTOTAL OPERATING	6	227	694.56	573.21	1124.37		
REPAIR AND MAINT.							
SECURITY	5	191	143.75	59.00	835.21		
SNOW REMOVAL							
GROUND MAINTENANCE	5	191	66.67	20.75	87.91		
CUSTODIAL	3	163	741.96	234.39	741.96		
GENERAL MAINTENANCE	5	211	148.94	85.42	159.22		
HEAT/AC/VENT	2	127	94.58	15.65	94.58		
PAINT/INT CA ONLY	2	127	17.78	8.08	17.78		
PAINT-EXTERIOR							
REC AMENITIES	2	127	124.22	33.90	124.22		
OTHER REP/MAINT.	4	179	289.75	237.50	289.75		
SUBTOTAL REP/MAINT.	6	227	1273.61	173.58	2153.92		
FIXED EXPENSES							
REAL ESTATE TAX							
OTHER TAX	4	100	20.00	17.50	20.00		
INSURANCE	6	227	272.28	112.50	331.65		
SUBTOTAL FIXED EXP.	6	227	272.28	130.00	331.65		
TOTAL ALL EXPENSES	6	227	1775.64	1342.12	4494.24		
GROUND RENT							
REPLACEMENT RESERVE	5	191	499.06	274.50	602.36		
REC AMENITIES							
POOL	2	127	124.22	29.91	124.22		
REC BUILDING	1	91	3.99	3.99	3.99		
OUTDOOR REC FACILITY							
OTHER AMENITIES							
GARAGE & PARKING							

FOOTNOTE: FOR AN EXPLANATION OF THE REPORT LAYOUTS AND METHOD OF DATA ANALYSIS, REFER TO THE SECTIONS ENTITLED 'GUIDELINES FOR USE OF THIS DATA' AND 'INTERPRETATION OF A PAGE OF DATA'. FOR DEFINITIONS OF THE EXPENSE CATEGORIES, REFER TO THE APPENDIX.
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