

CONDOMINIUM ANALYSIS

ANYTOWN, USA

ANYTOWN, USA		MEDIAN ANNUAL EXPENSES - CONDOMINIUM LOW RISE			BY METROPOLITAN AREA	
EXPENSES	PROJECTS	UNITS	DOLLARS PER UNIT			
			MED	LOW	HIGH	
ADMINISTRATIVE EXP.						
OFFICE SALARIES	2	96	632.43	27.27	632.43	
OFFICE EXPENSES	39	4,152	30.19	16.94	53.06	
MANAGEMENT FEES	43	4,464	152.51	104.35	180.00	
LEGAL FEES	37	4,096	28.56	15.74	48.91	
AUDIT FEES	1	124	14.92	14.92	14.92	
PROFESSIONAL FEES						
OTHER ADMIN	41	4,391	2.74	1.88	5.11	
SUBTOTAL ADMINIST.	43	4,464	227.90	147.92	311.66	
OPERATING EXPENSES						
ELEVATOR						
HEATING FUEL						
ELECTRICITY	37	4,005	71.40	36.19	130.86	
WATER/SEWER	28	2,367	379.40	17.99	558.61	
NATURAL GAS	20	1,809	15.48	9.21	21.84	
EXTERMINATING	8	480	7.84	5.00	26.32	
RUBBISH REMOVAL	30	2,436	161.19	134.68	180.80	
WINDOW WASHING						
MISC OPER EXP	19	1,635	6.48	4.41	9.62	
SUBTOTAL OPERATING	39	4,087	326.02	210.98	737.77	
REPAIR AND MAINT.						
SECURITY	3	243	7.26	7.14	7.26	
SNOW REMOVAL	42	3,589	89.38	46.32	155.56	
GROUND MAINTENANCE	43	4,464	507.47	322.05	639.08	
CUSTODIAL	10	975	23.15	14.99	25.77	
GENERAL MAINTENANCE	38	4,038	95.15	40.14	156.08	
HEAT/AC/VENT						
PAIN/INT CA ONLY						
PAIN-EXTERIOR						
REC AMENITIES	30	2,864	103.11	63.89	140.91	
OTHER REP/MAINT.	2	170	227.27	109.46	227.27	
SUBTOTAL REP/MAINT.	43	4,464	793.54	570.26	966.48	
FIXED EXPENSES						
REAL ESTATE TAX	1	140	1.04	1.04	1.04	
OTHER TAX	2	120	47.02	2.74	47.02	
INSURANCE	42	4,364	214.51	164.91	288.69	
SUBTOTAL FIXED EXP.	42	4,364	222.23	164.91	288.69	
TOTAL ALL EXPENSES	43	4,464	1801.16	1143.67	2227.44	
GROUND RENT						
REPLACEMENT RESERVE	42	3,589	468.00	276.77	639.17	
REC AMENITIES						
POOL	27	2,525	75.61	46.33	101.92	
REC BUILDING	27	2,616	20.68	7.14	44.23	
OUTDOOR REC FACILITY						
GARAGE & PARKING						
OTHER AMENITIES						

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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