

**RED CLIFFS CONDOS AT GLENWOOD PARK ASSOC.**

**Profit & Loss YTD Comparison**

September 2011

	<u>Sep 11</u>	<u>Jan - Sep 11</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Interest Earned	0.22	11.11
Late Payment - Per Month Fee	2.00	222.00
Move-in/Move-out Fee	0.00	100.00
Quarterly Regular Assessments	3,077.00	94,831.00
Special Assesment	167.00	2,762.00
<b>Total Income</b>	<u>3,246.22</u>	<u>97,926.11</u>
<b>Expense</b>		
<b>Capital Projects</b>		
Gutter Installation	0.00	9,496.00
<b>Total Capital Projects</b>	<u>0.00</u>	<u>9,496.00</u>
<b>Chimney Expenses</b>		
Chimney Cleaning	0.00	110.00
Chimney Inspections	0.00	1,150.00
Chimney Repairs	0.00	45.00
<b>Total Chimney Expenses</b>	<u>0.00</u>	<u>1,305.00</u>
<b>CPM Property Management</b>		
Property Management Fees	740.00	6,660.00
Website Maint.	25.00	225.00
<b>Total CPM Property Management</b>	<u>765.00</u>	<u>6,885.00</u>
<b>Gen. Maint/Rpr Expense</b>		
Building Clean-up	0.00	385.00
Concrete Repair	0.00	2,190.00
Drywall Repairs	0.00	175.00
Electric Repairs	0.00	147.75
Fence Repair	0.00	528.62
Fire Extinguisher Inspection/Re	0.00	181.94
Key/Lock Repair	0.00	0.00
Misc Supplies	0.00	4.33
Painting	43.43	870.93
Parking Lot Sweeping	0.00	815.00
Pest Control	0.00	1,075.00
Plumbing Repairs	0.00	95.00
<b>Total Gen. Maint/Rpr Expense</b>	<u>43.43</u>	<u>6,468.57</u>
<b>Insurance Expense</b>		
Property Liability Insurance	0.00	14,283.00
<b>Total Insurance Expense</b>	<u>0.00</u>	<u>14,283.00</u>
<b>Landscaping and Groundskeeping</b>		
Fertilizer	375.00	1,325.00
Irrigation Start-up	0.00	780.00
Sanctuary Common Maint.	1,000.00	9,000.00
Sprinkler Repair	590.00	1,335.00
Sprinkler Winterization	0.00	0.00
Tree Maint.	80.00	2,246.95
Weed Maint.	0.00	400.00
<b>Total Landscaping and Groundskeeping</b>	<u>2,045.00</u>	<u>15,086.95</u>
<b>Office Expense</b>		
Administration Fee/Closing Cost	-20.00	-20.00
Misc Office	0.00	30.00
Post Office Box Rental	0.00	44.00
Postage and Delivery	0.00	108.00
<b>Total Office Expense</b>	<u>-20.00</u>	<u>162.00</u>
<b>Professional Fees</b>		
Legal Fees	0.00	1,501.50
Tax Return Chg	0.00	75.00
<b>Total Professional Fees</b>	<u>0.00</u>	<u>1,576.50</u>
<b>Snow Removal</b>		
Snow Melt	0.00	135.00
Snow Plowing	0.00	2,310.00

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Snow/Gravel/Ice Maint. Labor	0.00	60.00
Total Snow Removal	0.00	2,505.00
Swimming Pool Maintenance		
Cleaning-Pool Area	200.00	1,100.58
Heating Repair	0.00	46.60
Light Repair	0.00	20.00
Plumbing Rpr	339.68	917.98
Poolsclapes Pool Maint	620.00	3,160.00
Total Swimming Pool Maintenance	1,159.68	5,245.16
Utilities		
Electric	0.00	1,694.06
Gas	709.71	2,598.07
Trash Removal	327.53	2,836.43
Water/Sewer	3,043.24	15,812.89
Total Utilities	4,080.48	22,941.45
Total Expense	8,073.59	85,954.63
Net Ordinary Income	-4,827.37	11,971.48
Net Income	<u>-4,827.37</u>	<u>11,971.48</u>