

September 23, 2006
PACIFIC TERRACE RENOVATION PROJECT
INCOME AND EXPENSE RECAP
As of August 31, 2006

	TOTAL	CONDOS	WINDOWS	GARAGES
REVENUE:				
Prior Year Capital Assess	36,800	36,800		
September 2005 Cap Assess	193,020	186,198	-	6,822
October 2005 Cap Assess	1,114,236	1,054,343	34,726	25,167
Total Revenue	1,344,056	1,277,341	34,726	31,989
DISBURSEMENTS:				
MALTMAN (ROOF & GUTTERS)	180,976	174,596	-	6,380
MALTMAN (REMAINDER)	917,936	847,444	34,726	35,766
PAINTER	74,615	73,303	-	1,312
PROF SERVICES (CRAIG, ETC.)	27,637	27,637	-	-
MANION	3,707	3,707	-	-
-	-			
Total Disbursements	1,204,871	1,126,687	34,726	43,458
Net Surplus or (Shortage)	139,185	150,654	-	(11,469)
September 2006 Capital Assessment	11,469			11,469
Total	150,654	150,654	-	-

RECAP:

Unspent Landscaping & Prof Fees	95,345
Unspent General Contingency	55,309
Net Balance of Project	150,654

September 23, 2006

PACIFIC TERRACE RENOVATION PROJECT

APPROVED COST

(Excluding Garages and Windows)

	BUDGET	BIDS/ACTUALS	VARIANCE (UNFAVORABLE)
LIMITED COMMON ELEMENTS:			
ALLOCATED BY BUILDING:			
ROOF	161,793	162,435	(642)
GUTTERS	12,265	12,161	104
SIDING & LIGHTS	161,896	161,896	-
DRY ROT REPAIR CONTINGENCY	80,000	113,070	(33,070)
SUPPORT POSTS	78,660	78,660	-
SUPPORT BEAMS	19,838	19,838	-
PAINTING	57,693	56,628	1,065
STORAGE ROOM DOORS	23,345	23,345	-
ALLOCATED BY UNIT:			
DECKS	272,867	272,867	-
RAILINGS FOR DECKS/STAIRS	135,663	135,663	-
RAILINGS FOR PARKING STAIRS	5,235	5,235	-
LESS DECK/RAIL SAVINGS	(72,800)	(72,800)	-
FENCES	96,161	96,161	-
FENCE STAINING	16,127	16,675	(548)
GARAGE DOORS/SIDING	-	-	-
TOTAL LIMITED COMMON ELEM	1,048,743	1,081,834	(33,091)
GENERAL COMMON ELEMENTS:			
COMMON RAILINGS	17,214	17,214	-
CENTER ISLAND WORK	10,000	-	10,000
TREE REMOVAL	12,200	-	12,200
ASPHALT REMOVAL	15,632	-	15,632
SOIL PREPARATION	5,000	-	5,000
TIMBER REMOVAL	13,500	-	13,500
PLANTINGS	20,000	-	20,000
PLANTINGS	11,650	-	11,650
HUNTINGTON & KEIST	35,000	27,637	7,363
TOTAL GENERAL COMMON ELEM	140,196	44,851	95,345
TOTAL EXPENSES			-
EXCLUDING CONTINGENCY	1,188,939	1,126,685	62,254
CONTINGENCY	88,400		88,400
TOTAL COST	1,277,339	1,126,685	150,654

September 23, 2006
PACIFIC TERRACE RENOVATION PROJECT
Status of Contingencies
As of August 31, 2006

Unit	Balance Remaining (shortage)
ADDITIONAL COST:	
401	1,348
402	1,348
403	1,348
404	1,348
405	681
406	681
407	681
408	681
409	1,410
410	1,410
411	1,410
412	1,410
413	1,576
414	1,496
415	1,464
416	1,464
417	1,496
418	1,576
419	608
420	808
421	1,235
422	1,315
423	199
424	1,671
425	199
426	1,671
427	199
428	1,671
429	199
430	1,671
431	(368)
432	996
433	(368)
434	1,105
435	(368)
436	1,105
437	(368)
438	1,105
439	1,521
440	3,027
441	1,521
442	3,027
443	1,521
444	3,027
445	1,521
446	3,027
Total	55,309

PACIFIC TERRACE RENOVATION PROJECT

ACTUAL COST PER UNIT

[illegible]

September 23, 2006

PACIFIC TERRACE RENOVATION PROJECT

ACTUAL COST PER UNIT

ACTUAL COST PER UNIT												
BUILDING C						BUILDING D						
TOTAL BUILDING	Unit #409	Unit #410	Unit #411	Unit #412	TOTAL BUILDING	Unit #413	Unit #414	Unit #415	Unit #416	Unit #417	Unit #418	
DRY ROT CONTINGENCY	7,932	1,983	1,983	1,983	10,272.00	1,712	1,712	1,712	1,712	1,712	1,712	
ACTUAL DRY ROT	(4,125)	(1,031)	(1,031)	(1,031)	-6,779.70	(1,130)	(1,130)	(1,130)	(1,130)	(1,130)	(1,130)	
EXTRAS-ELECTRICAL REWIRING, HOSE BIBS, ETC	(1,575)	(394)	(394)	(394)	-2,513.00	(419)	(419)	(419)	(419)	(419)	(419)	
INSTALL FOUNDATION VENTS & S/S SCREENS	(860)	(215)	(215)	(215)	-1,290.00	(215)	(215)	(215)	(215)	(215)	(215)	
SUPPORT POSTS CHANGE ORDER	(1,200)	(300)	(300)	(300)	-2,850.00	(475)	(475)	(475)	(475)	(475)	(475)	
REMAINING BALANCE OF DRY ROT CONTINGENCY	172	43	43	43	(3,161)	(527)	(527)	(527)	(527)	(527)	(527)	
GENERAL CONTINGENCY	6,328	1,582	1,582	1,582	14,148.00	2,422	2,342	2,310	2,310	2,342	2,422	
PAINING EXTRAS AND CHANGE ORDERS	241	60	60	60	252	42	42	42	42	42	42	
EXCAVATION AND REMOVAL OF SHRUBBERY	(911)	(228)	(228)	(228)	(1,885)	(314)	(314)	(314)	(314)	(314)	(314)	
ADDITIONAL 3' HIGH FENCE	(188)	(47)	(47)	(47)	(282)	(47)	(47)	(47)	(47)	(47)	(47)	
REMAINING SURPLUS (DEFICIT)	5,642	1,410	1,410	1,410	9,073	1,576	1,496	1,464	1,464	1,496	1,576	

ACTUAL COST PER UNIT

	BUILDING E			
	TOTAL BUILDING	Unit #419	Unit #420	Unit #421 Unit #422
DRY ROT CONTINGENCY	8,108.00	2,027	2,027	2,027
ACTUAL DRY ROT	-7,555.40	(1,889)	(1,889)	(1,889)
EXTRAS-ELECTRICAL REWIRING, HOSE BIBS, ETC	-1,375.44	(344)	(344)	(344)
INSTALL FOUNDATION VENTS & S/S SCREENS	-860.00	(215)	(215)	(215)
SUPPORT POSTS CHANGE ORDER	-1,900.00	(475)	(475)	(475)
REMAINING BALANCE OF DRY ROT CONTINGENCY	(3,583)	(896)	(896)	(896)
GENERAL CONTINGENCY	8,886.00	1,788	1,988	2,415
PAINING EXTRAS AND CHANGE ORDERS	(38)	(10)	(10)	(10)
EXCAVATION AND REMOVAL OF SHRUBBERY	(911)	(228)	(228)	(228)
ADDITIONAL 3' HIGH FENCE	(188)	(47)	(47)	(47)
REMAINING SURPLUS (DEFICIT)	3,966	608	808	1,235

PACIFIC TERRACE RENOVATION PROJECT

ACTUAL COST PER UNIT

		BUILDING H							
		Unit #439	Unit #440	Unit #441	Unit #442	Unit #443	Unit #444	Unit #445	Unit #446
TOTAL BUILDING									
15,032		1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
(8,564)		(1,071)	(1,071)	(1,071)	(1,071)	(1,071)	(1,071)	(1,071)	(1,071)
(2,197)		(275)	(275)	(275)	(275)	(275)	(275)	(275)	(275)
(1,536)		(192)	(192)	(192)	(192)	(192)	(192)	(192)	(192)
-		-	-	-	-	-	-	-	-
2,735		342	342	342	342	342	342	342	342
16,036		1,269	2,740	1,269	2,740	1,269	2,740	1,269	2,740
(203)		(43)	(8)	(43)	(8)	(43)	(8)	(43)	(8)
(376)		(47)	(47)	(47)	(47)	(47)	(47)	(47)	(47)
18,192		1,521	3,027	1,521	3,027	1,521	3,027	1,521	3,027

ACTUAL COST PER UNIT

ACTUAL COST PER UNIT									
	TOTAL UNITS	Garages						TOTAL GARAGES	
		<North			South>				
DRY ROT CONTINGENCY	80,000	-	-	-	-	-	-	-	-
ACTUAL DRY ROT	(71,966)	(1,124)	(1,124)	(1,124)	(1,124)	(1,124)	(1,124)	(1,124)	(10,113)
EXTRAS-ELECTRICAL REWIRING, HOSE BIBS, ETC	(15,000)	(174)	(174)	(174)	(128)	(174)	(174)	(174)	(1,476)
INSTALL FOUNDATION VENTS & S/S SCREENS	(9,338)								
SUPPORT POSTS CHANGE ORDER	(11,317)								
REMAINING BALANCE OF DRY ROT CONTINGENCY	(27,621)	(1,298)	(1,298)	(1,298)	(1,252)	(1,298)	(1,298)	(1,298)	(11,589)
GENERAL CONTINGENCY	88,402	-	-	-	-	-	-	-	-
PAINTING EXTRAS AND CHANGE ORDERS	397	13	13	13	13	13	14	14	120
EXCAVATION AND REMOVAL OF SHRUBBERY	(3,708)								
ADDITIONAL 3' HIGH FENCE	(2,162)								
REMAINING SURPLUS (DEFICIT)	55,309	(1,298)	(1,285)	(1,285)	(1,239)	(1,239)	(1,284)	(1,284)	(11,469)