

**APPENDIX TO EXAMINER'S REPORT:  
DOC 11**

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
Alexandria Division

In re: \*  
\*  
GORDON PROPERTIES, LLC, \* Case No. 09-18086-RGM  
CONDOMINIUM SERVICES, INC., \* Chapter 11  
\* (Jointly Administered)  
Debtors. \*

**JOINT MOTION AND MEMORANDUM FOR ORDER APPROVING SETTLEMENT AGREEMENT BETWEEN DEBTORS AND FIRST OWNERS’ ASSOCIATION OF FORTY-SIX HUNDRED CONDOMINIUM, INC., AND FOR RELATED RELIEF**

The Debtors herein (the “Debtors”), Gordon Properties, LLC (“Gordon Properties”), and Condominium Services, Inc. (“CSI”), together with First Owners’ Association of Forty Six Hundred Condominium, Inc. (“FOA”), by and through their respective counsel, jointly move this Court for entry of an order approving a Settlement Agreement pursuant to 11 U.S.C. § 105 and Federal Rule of Bankruptcy Procedure 9019, and in support of this motion (the “Motion”), state as follows:

**Jurisdiction**

1. This Court has jurisdiction over this Motion pursuant to 28 U.S.C. §§ 157 and 1334. Venue in this Court is proper pursuant to 28 U.S.C. §§ 1408 and 1409. This Motion is a core proceeding within the meaning of 28 U.S.C. § 157(b).

2. The relief sought in this motion is predicated upon section 105 of title 11 of the United States Code (the “Bankruptcy Code”), and Rule 9019(a) of the Federal Rules of Bankruptcy Procedure (“FRBP”).

**The Parties and the Condominium**

3. The Forty Six Hundred Condominium (the “Condominium”) is a mixed-use condominium located at 4600 Duke Street, Alexandria, VA. The Condominium consists of a

high-rise building containing both residential and commercial units (the “**Condominium Building**”), and two separate commercial street front units (the “**Street Front Units**”), one of which is operated as a gas station (the “**Gas Station Unit**”), and the other of which is operated as a restaurant (the “**Restaurant Unit**”).

4. FOA is the association of unit owners of the Condominium (the “**Unit Owners**”) required by the Virginia Condominium Act, Virginia Code § 55-79.35, *et seq* (the “**Condominium Act**”).

5. Gordon Properties is a Virginia limited liability company owned by four family members.<sup>1</sup> Bryan Sells (“**Mr. Sells**”)<sup>2</sup> is the managing member. Gordon Properties owns approximately 40 units in the Condominium, including both residential and commercial units in the Condominium Building, plus the street-front Restaurant Unit.<sup>3</sup> Gordon Properties also owns CSI.

6. CSI is a Virginia corporation that is in the business of managing condominiums. It is a wholly-owned subsidiary of Gordon Properties.

7. Gordon Residential Holdings, LLC (“**Gordon Residential**”), is a Virginia limited liability company owned by the same members who own Gordon Properties. Mr. Sells is the managing member. Gordon Residential’s only asset is a single residential rental unit in the Condominium.

8. Gordon Properties, CSI, Gordon Residential, and the individual members of Gordon Properties and Gordon Residential, are sometimes referred to herein collectively as the

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<sup>1</sup> The four members are Bryan Sells, Lindsay Wilson, Elizabeth Greenwell, and Julia Langdon (Julia Landon is under a legal disability, and Alexandria attorney Richard Mendelson, together with Lindsay Wilson, serve as court-appointed conservators on her behalf).

<sup>2</sup> Mr. Sells, individually, also owns a residential rental unit in the Condominium.

<sup>3</sup> The Restaurant Unit is leased by Gordon Properties to an unrelated entity that owns and operates the Mango Mikes Restaurant on the site.

“**Gordon Properties Parties.**” The Gordon Properties Parties and FOA are sometimes referred to herein collectively as the “**Parties.**”

### **The CSI Judgment**

9. CSI at one time was the manager of the Condominium. In 2006, FOA’s board of directors (the “**Board**”) terminated CSI. CSI maintained that its termination was improper, and it directed the Unit Owners to continue paying their assessments to CSI. Although CSI remitted all of the assessments to FOA, CSI retained and paid itself its management fees under the contract (\$91,125.00). FOA commenced a law suit against CSI for conversion and damages, and was successful in obtaining a judgment against CSI for conversion and punitive damages in the approximate amount of \$450,000.00 (the “**CSI Judgment**”). The CSI Judgment was affirmed on appeal to the Virginia Supreme Court. Following entry of the CSI Judgment, FOA commenced post-judgment collection action. CSI was unable to post a bond to stay enforcement of the CSI Judgment pending the appeal and filed its chapter 11 case. Gordon Properties is not liable to pay the CSI Judgment. However, FOA filed a motion in these cases seeking substantive consolidation of the CSI and Gordon Properties bankruptcy estates in order to obtain payment of the CSI Judgment from the Gordon Properties estate.

### **The 2009 Assessment**

10. In May 2009, FOA levied an assessment against Gordon Properties’ Restaurant Unit in the amount of nearly \$300,000.00 (the “**2009 Assessment**”). FOA claimed that the Restaurant Unit had been under-assessed during the period from 2003 through 2008, and further claimed that the 2009 Assessment had been authorized by the Alexandria Circuit Court in certain litigation between Gordon Properties and FOA (the “**2008 State Court Action**”). Gordon Properties disputed the validity of the 2009 Assessment, and further disputed FOA’s assertion

that the 2009 Assessment had been authorized by the court in the 2008 State Court Action. When Gordon Properties failed to pay the 2009 Assessment, FOA filed a lien against the Restaurant Unit. In addition, FOA maintained that Gordon Properties was prohibited from exercising its voting rights at the 2009 annual meeting of the Unit Owners (the “**2009 Annual Meeting**”), based upon a by-law provision in the Condominium’s governing documents (the “**Condominium Instruments**”) that prohibits a Unit Owner from voting if the Unit Owner is delinquent in any obligation to the Condominium. The validity of the 2009 Assessment and the right of Gordon Properties to vote at Condominium elections have been at the core of virtually every dispute between the Parties in this chapter 11 case.

### **The Bankruptcy Proceedings**

11. Gordon Properties commenced its chapter 11 case on October 2, 2009, and CSI commenced its chapter 11 case on January 26, 2010. Upon joint motion of Gordon Properties and CSI, this Court entered an agreed order on September 29, 2010, authorizing joint administration of their respective estates.

12. Following commencement of Gordon Properties’ chapter 11 case, further litigation between the Parties ensued, including the following:<sup>4</sup>

A. In adversary proceedings commenced by Gordon Properties against FOA in 2009 (09-1034) and 2011 (11-1020), Gordon Properties asserted that FOA violated the automatic stay with respect to the 2009 Annual Meeting and the 2010 annual meeting (the “**2010 Annual Meeting**”) by denying Gordon Properties its voting rights in order to collect the 2009 Assessment. FOA asserted that the automatic stay did not apply to its enforcement of the Condominium’s by-law provision that prevents delinquent unit owners from voting, and further

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<sup>4</sup> All pending litigation between the Parties has been stayed by the courts in which the proceedings are pending in order to allow the Parties to pursue court-ordered mediation (as discussed below).

asserted that, even if the automatic stay was applicable, it did not violate the stay or act intentionally. Following numerous hearings, lengthy pre-trial proceedings, and a trial, this Court entered a series of related orders and memorandum opinions, *inter alia*, holding that FOA intentionally violated the automatic stay, entering judgment in favor of Gordon Properties against FOA for damages incurred by Gordon Properties, ordering that FOA's 2011 annual meeting (the "**2011 Annual Meeting**") and election be conducted under the supervision of the Court, and certifying the results of the 2011 election. All of the orders were appealed to the District Court, and those appeals are pending.

B. FOA filed a proof of claim in Gordon Properties' case for the amount of the 2009 Assessment (the "**Claim**"). Gordon Properties objected to the Claim (the "**Claim Objection**"). Following trial, this Court entered an order and memorandum opinion sustaining Gordon Properties' Claim Objection and disallowing FOA's Claim in its entirety. The order was appealed to the District Court, and that appeal is pending.

C. FOA filed a motion seeking to dismiss Gordon Properties' chapter 11 case as having been filed in bad faith. Following trial, this Court entered an order and memorandum opinion denying the motion. FOA appealed the order to the District Court. The appeal was dismissed as interlocutory.

D. FOA filed a motion seeking to substantively consolidate the bankruptcy estates of Gordon Properties and CSI (see discussion, above, regarding the CSI Judgment). Following trial, this Court entered an order and memorandum opinion denying the motion. FOA appealed the order to the District Court. The District Court reversed this Court's order and remanded for further proceedings. Those further proceedings are pending.

E. Prior to FOA's 2011 annual meeting, FOA commenced an action in state court seeking a declaratory judgment that Gordon Residential may not seat more than one candidate on FOA's Board, and sought a preliminary injunction on an expedited basis against Gordon Residential seating more than one candidate on FOA's Board as a result of the election to be conducted at FOA's 2011 Annual Meeting. The state court issued a preliminary injunction preventing Gordon Residential from seating more than one candidate on FOA's Board in the 2011 election. Following issuance of the preliminary injunction, the dispute was removed to arbitration pursuant to the arbitration clause in the Condominium Instruments. Gordon Properties was later added as a party defendant to the arbitration.<sup>5</sup> Although the court's preliminary injunction applied to the 2011 election, Gordon Residential agreed to honor that preliminary injunction with respect to the 2012 election.

#### **FOA's 2011 Election**

13. As previously mentioned, FOA's 2011 election was conducted under the supervision of this Court. Gordon Properties and FOA jointly selected, and the Court approved, an election administrator and a parliamentarian to conduct the election. At this election, all seven (7) seats on FOA's Board were up for election. Following the election and the interim report by the election administrator, the Court conducted a hearing to rule on various election objections filed by FOA and Gordon Properties. Following the Court's rulings on the election objections, and in accordance with those rulings, the election administrator certified the final vote tally. That final vote tally reflected that six (6) of the candidates elected by the Unit Owners to the 7-member Board were Gordon Properties-related candidates. However, in response to

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<sup>5</sup> Although the Bankruptcy Court granted FOA leave from the automatic stay to add Gordon Properties as a party defendant in the arbitration, the Bankruptcy Court ultimately ruled itself on the issue pending before the arbitrator (i.e., whether a non-natural Unit Owner can seat more than one candidate on FOA's Board).

objection by FOA, the Court limited Gordon Properties to one seat on the Board.<sup>6</sup> Consequently, following the 2011 election and this Court's subsequent orders, FOA's 7-member Board consisted of three individuals related to Gordon Properties and four individuals not related to Gordon Properties.<sup>7</sup>

### **FOA's 2012 Election**

14. Although FOA's 2012 election was not conducted under the supervision of this Court, FOA attempted to follow as closely as possible the meeting procedures outlined by the Court for the 2011 election. Most importantly, FOA engaged for the 2012 election the same election administrator and parliamentarian appointed by the Court to supervise the 2011 election. In addition, Gordon Properties agreed that it would be subject to the Court's prior ruling limiting it to one seat on the Board regardless of whether its candidates received sufficient votes to win the election. At the 2012 election, only three (3) seats were up for election.<sup>8</sup> Since one of the 3 candidates receiving the highest number of votes was a Gordon Properties-related candidate, the third candidate seated to the Board was the person receiving the next highest number of votes.<sup>9</sup>

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<sup>6</sup> The Court's ruling in this regard is the subject of one of the appeals pending in the District Court.

<sup>7</sup> Lucia Hadley was the only non-Gordon Properties related candidate to receive sufficient votes to fall in the top 7 of the vote tally. Although the Unit Owners elected six (6) Board members related to Gordon Properties, as indicated above, the Court limited Gordon Properties to one Board seat on the basis that a non-natural Unit Owner is limited to one (1) seat on the Board, and Gordon Residential was limited to one Board seat on the basis of the preliminary injunction entered by the state court. Therefore, following the Court's ruling, the seven (7) members seated on the Board, in order of vote tally, were Lindsay Wilson, Bryan Sells, Elizabeth Greenwell, Lucia Hadley, F. J. Pepper, Alex Zoghaib, and Elizabeth Moore.

<sup>8</sup> Pursuant to the Condominium Instruments, the candidates falling in the top 4 of the vote tally are seated for 2 years, and the candidates falling in the next top 3 of the vote tally (i.e., 5<sup>th</sup> through 7<sup>th</sup>) are seated for 1 year. Consequently, when the 2012 election was held, only 3 seats were up for election. Since the 3 Gordon Properties candidates elected to the 2011 Board fell within the top 4 of the vote tally, those seats were not up for election in 2012.

<sup>9</sup> The candidates falling in the top 4 of the vote tally, as certified by the election administrator, were Martina Hernandez, Dennis Howland, William Reichenbach, and Jonathan Halls. Pursuant to Gordon Properties' agreement to follow the Court's prior order regarding the number of Gordon Properties-related candidates that could be seated to the Board, Jonathan Halls was seated to the Board in place of Dennis Howland, the Gordon Properties-related candidate.

Consequently, following the 2012 election, the 7-member FOA Board again consisted of three individuals related to Gordon Properties and four individuals not related to Gordon Properties.<sup>10</sup>

### **The Special Litigation Committee**

15. In order to avoid any appearance of influence or control by the Gordon Properties-related Board members, the Board adopted a resolution appointing an independent, disinterested Special Litigation Committee (“SLC”).<sup>11</sup> None of the members of the SLC who negotiated and approved this Settlement Agreement on behalf of FOA are related to any of the Gordon Properties Parties. The SLC was given the exclusive authority to, *inter alia*, negotiate and approve a settlement of the pending disputes with the Gordon Properties Parties, and engage counsel to represent it in the litigation with Gordon Properties.<sup>12</sup> The SLC engaged attorney John T. Donelan to represent and advise it in these matters.

### **FOA’s Financial Condition**

16. FOA has utilized more than \$1 million of Unit Owner reserves to pay its legal fees related to the disputes with Gordon Properties, resulting in negative Unit Owner equity of approximately \$1.8 million. In addition to restoring those reserves, absent a settlement with Gordon Properties, FOA’s budget would have to be adjusted to ensure that FOA had sufficient resources to fund its continuing litigation with Gordon Properties. In short, if the Unit Owners’

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<sup>10</sup> The 2012 Board, presently serving, is Lindsay Wilson, Bryan Sells, Elizabeth Greenwell, Lucia Hadley, Martina Hernandez, William Reichenbach, and Jonathan Halls (Wilson, Sells, and Greenwell are the Gordon Properties-related Board members).

<sup>11</sup> For a short time following the 2011 election until the Court entered its ruling limiting Gordon Properties to 1 Board seat, Gordon Properties-related individuals occupied 4 of the 7 Board seats, giving them a majority. That Board appointed the first SLC. However, following the 2012 election, when non-Gordon Properties-related candidates held a majority on the Board, a new SLC was appointed. The present SLC consists of Bill Reichenbach and Martina Hernandez, two of the disinterested Board members, and Jane Brungart, a disinterested Unit Owner.

<sup>12</sup> Although the resolution gave the SLC discretion with respect to choosing counsel, the SLC was prohibited from engaging any attorney who had previously represented any of the Gordon Properties Parties or FOA. The Board, in the exercise of its business judgment, concluded that the most likely path to a negotiated resolution of the disputes was to engage counsel who had no prior connection with any of the Parties and who could bring a fresh approach to the negotiations.

assessments are not increased significantly, FOA could not continue to pay for the litigation and likely would be forced to seek bankruptcy relief.

### **CSI's Financial Condition**

17. CSI has no assets from which a judgment could be paid. Its only ability to pay the judgment is through its revenue stream generated by its management contracts. While CSI continues to be optimistic that its business will grow over the next several years, its financial performance over the past several years indicates that it has no net revenue from which the judgment might be paid.

### **The Mediation**

18. On September 13, 2012, this Court ordered the Parties to mediation (the “**Mediation**”), and appointed The Honorable Kevin Huennekens, Bankruptcy Judge for the Eastern District of Virginia, Richmond Division, as the mediator (the “**Mediator**”).<sup>13</sup> Over the course of nearly three months, the Parties engaged in Mediation and settlement negotiations. The Parties prepared and submitted to the Mediator a Joint Mediation Statement, and each Party prepared and submitted a separate Confidential Mediation Statement. Mr. Sells, on behalf of the Gordon Properties Parties, and the SLC, on behalf of FOA, and their respective counsel, Donald F. King and John T. Donelan, engaged in two Mediation sessions with the Mediator (one full day on November 26, 2012, and one nearly full day on December 11, 2012). In addition, the Parties, through their counsel, engaged in numerous settlement negotiations over the course of this 3-month period which supplemented the formal Mediation. At the conclusion of the Mediation session with the Mediator on December 11, 2012, the Parties agreed to the terms of a global settlement. Over the course of the next several weeks, counsel for the Parties worked on drafting

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<sup>13</sup> This was the Parties’ second attempt to settle the case with formal mediation. In 2011, the Parties engaged in mediation with Magistrate Davis from the District Court. That mediation was unsuccessful.

a settlement agreement that memorialized the terms of the agreement. Although the Parties agreed to the terms of a settlement at the December 11<sup>th</sup> Mediation, counsel could not always agree on the language of the written agreement. Nonetheless, the Parties finally were able to agree on the written terms, and a formal Settlement Agreement was finalized and executed.

### **The Settlement Agreement**

19. Following Mediation, the Parties memorialized the terms of the settlement that had been achieved in the Mediation in a writing executed on behalf of all of the Parties. A copy of that Settlement Agreement is attached hereto and incorporated herein as Exhibit “A.”

20. Several days prior to the filing of this Motion, FOA’s counsel conducted a town hall meeting (the “**Town Hall**”). All Unit Owners received notice of the Town Hall. The Town Hall was conducted by FOA’s counsel who described in detail the terms of the Settlement Agreement and the reasons why the SLC concluded that entering into the Settlement Agreement was in the best interest of FOA. All Unit Owners were given an opportunity to review the executed Settlement Agreement.

21. In addition to the Town Hall already conducted, upon filing of this Motion, each Unit Owner will receive a copy of this Motion and the Settlement Agreement, be given notice of the hearing at which the Court will be asked to approve this Settlement Agreement, and be given an opportunity to be heard at the hearing on approval of the Settlement Agreement.<sup>14</sup>

22. Following is a summary of the essential terms of the Settlement Agreement:<sup>15</sup>

(i) **The parties to the Settlement Agreement are all of the Gordon Properties Parties and FOA;**

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<sup>14</sup> The Gordon Properties Parties do not believe that the Unit Owners have standing individually in these cases or with respect to approval of the Settlement Agreement, and they do not waive any argument in that regard. Nonetheless, the Gordon Properties Parties recognize the wisdom of, and fully support, including the Unit Owners in the approval process and giving all of them an opportunity to be heard by the Court.

<sup>15</sup> What follows is simply an explanation of the essential terms of the Settlement Agreement. If there is any conflict between this summary and the Settlement Agreement, the Settlement Agreement controls. All interested persons are encouraged to review the Settlement Agreement to determine the exact terms.

- (ii) CSI agrees to pay FOA \$225,000.00 in full and final satisfaction of FOA's judgment against CSI;
- (iii) Gordon Properties agrees to cease collection action on its judgment against FOA and agrees to release to FOA the \$276,367.00 presently held in the Bankruptcy Court's registry;
- (iv) The Parties agree to dismissal of all pending litigation and the release of all claims among the Parties;
- (v) FOA agrees to pay Gordon Properties the sum of \$377,000.00 for its judgment against FOA in the amount of \$277,000.00, the additional damages for the stay violation to which Gordon Properties would be entitled through conclusion of the litigation, the attorney's fees for successfully defending FOA's proof of claim, and Gordon Properties' claim for over-assessment of the Restaurant Unit. FOA shall make payments to Gordon Properties in ten (10) semi-annual payments of \$37,700.00 for a period of five (5) years without interest beginning January 1, 2014;
- (vi) FOA agrees that all future assessments shall be made in accordance with the Condominium Act, the Condominium Instruments, and the existing orders of both the state and bankruptcy courts, and all Parties agree that the 2013 budget attached to the Settlement Agreement sets forth the proper budget categories and was prepared in accordance with the methodology set forth in the foregoing Act, Instruments, and court orders, and that the 2013 budget will be used as the template for future budgets and assessment calculations for the Condominium;
- (vii) FOA agrees to pay Gordon Properties \$225,000.00 in full and final satisfaction of its claim for overpayment of assessments with respect to the Restaurant Unit during the period 2009 through 2012 (the Parties agree that the payment required in this section will be setoff against the payment required in section (ii));
- (viii) FOA agrees that the assessment against Gordon Properties' Restaurant Unit will not exceed \$30,000.00 per year, but can exceed \$30,000.00 if Gordon

**Properties consents, which consent Gordon Properties cannot withhold unreasonably;**

- (ix) FOA agrees not to impose user fees or charges in excess of \$200.00 per year without the consent of Gordon Properties (subject to the same reasonableness standard stated above);**
- (x) The Parties consent to the Bankruptcy Court vacating its order regarding how many candidates a non-natural Unit Owner may seat on the Board, without prejudice however to any Unit Owners' right to contest the issue with respect to any future election and without changing the composition of the current Board; and**
- (xi) The Parties agree that the Settlement Agreement will be binding notwithstanding dismissal of the case or confirmation of a plan, and FOA agrees not to oppose dismissal and to support confirmation of any plan proposed by Gordon Properties and CSI.**

#### **Relief Requested**

23. By this Motion, FOA and the Gordon Properties Parties jointly seek entry of an Order approving the Settlement Agreement and authorizing and directing the Parties to take all necessary action to consummate the Settlement Agreement promptly.

#### **Applicable Standard**

24. Section 105(a) of the Bankruptcy Code provides, in pertinent part, that “[t]he court may issue any order...necessary or appropriate to carry out the provisions of [the Bankruptcy Code].” In turn, FRBP 9019(a) provides that “On motion by the trustee and after notice and a hearing, the court may approve a compromise or settlement.” FRBP 9019(a). Compromises and settlements are “a normal part of the process of reorganization.” Protective Comm. For Indep. Stockholders of TMT Trailer Ferry, Inc. v. Anderson, 390 U.S. 414, 424 (1968) (quoting Case v. Los Angeles Lumber Prods. Co., 308 U.S. 106, 130 (1939)).

25. The decision whether to approve a compromise under FRBP 9019 is committed to the discretion of the Court, which must determine if the compromise or settlement is fair and equitable. See *In re Frye*, 216 B.R. 166, 174 (Bankr. E.D. Va. 1997); *In re Marvel Entertainment Group, Inc.*, 222 B.R. 243 (D. Del. 1998). The Court is not required to conduct a “mini-trial” of the underlying case, but instead must only decide whether the Settlement proposed falls “below the lowest point in the range of reasonableness.” *In re Austin*, 186 B.R. 397, 400 (Bankr. E.D. Va. 1995) (citations omitted); see also *In re Jasmine, Ltd.*, 258 B.R. 119, 123 (D.N.J. 2000).

26. Factors the Court should consider when evaluating a settlement under FRBP 9019 include: (i) the probability of success in the litigation; (ii) the complexity, expense and likely duration of the litigation; (iii) all other factors relevant to making a full and fair assessment of the wisdom of the proposed compromise, including potential difficulties in collection, if any; and (iv) whether the proposed compromise is fair and equitable to the debtors, their creditors, and other parties in interest. See *TMT Trailer Ferry, id.*, at 424; *In re Frye, id.*, at 174; *In re Austin, id.*, at 400; *In re Martin*, 91 F.3d 389, 393 (3d Cir. 1996) (stating that “[t]o minimize litigation and expedite the administration of a bankruptcy estate, compromises are favored in bankruptcy” and citing criteria set forth above in determination of reasonableness of particular settlements) (internal quotation marks and citation omitted); *Official Committee of Unsecured Creditors v. White Plains Joint Venture*, 1994 U.S. App. LEXIS 1282, at \*10 (4th Cir. Jan. 26, 1994) (compromises are favored in bankruptcy).

27. Basic to the process of evaluating proposed settlements, then, is “the need to compare the terms of the compromise with the likely rewards of litigation.” *TMT Trailer Ferry, id.*, at 425. But, “the settlement may be approved even if the court finds it likely that the trustee would ultimately succeed in the litigation.” *In re Austin, id.*, at 399.

### **Basis for Relief**

28. The Settlement represents a fair, reasonable, and responsible compromise and settlement of disputed issues and claims among the Parties, and is the product of the exercise of reasonable business judgment by the Parties.

29. The foregoing factors weigh heavily in favor of approving the Settlement Agreement. The Parties engaged in intense, good faith settlement discussions in Mediation conducted by a respected Bankruptcy Judge and amongst themselves over the course of three months. The SLC, which negotiated and approved the settlement on behalf of FOA, was created by proper action of FOA's Board, and its members are unrelated to and wholly independent of the Gordon Properties Parties. Upon approval of the Settlement Agreement by the SLC, the SLC presented the Settlement Agreement to FOA's Board for approval. The Board approved the Settlement Agreement based solely upon the votes of its disinterested members (i.e., all Gordon Properties-related Board members abstained from the vote).<sup>16</sup>

30. Although all Parties believe they would prevail in any pending litigation, they also recognize the uncertainties associated with and the potentially protracted nature and cost of litigating the complex issues. These issues include, without limitation, whether FOA's by-law provision preventing Unit Owners from voting is preempted by the Bankruptcy Code when a Unit Owner is protected by the automatic stay, whether the Bankruptcy Court exceeded its authority in fashioning its remedy for FOA's violation of the automatic stay, what are the applicable standards for substantively consolidating related debtor estates, whether a non-natural Unit Owner may seat more than one candidate on the Board, and how condominium assessments are determined under applicable law and in accordance with the highly-complex series of

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<sup>16</sup> The vote to approve the Settlement Agreement was 2-0 in favor of approval, with all Gordon Properties-related parties abstaining, one disinterested Board member abstaining, and one Board member absent.

Condominium Instruments governing this Condominium. Moreover, given the procedural posture of the disputes, in the absence of a settlement, the parties will be required to brief and argue multiple appeals in the District Court, and then likely will be required to do the same on appeal to the Circuit Court of Appeals, and possibly could be required to do the same on appeal to the Supreme Court.

31. Because CSI has no assets, and because it is not presently generating net income on a regular basis, it is reasonable for FOA to conclude that CSI could not make a meaningful payment on the judgment and that it would opt to convert its case to chapter 7 in the absence of a settlement. Furthermore, because both Parties have reasonable arguments on the merits of FOA's substantive consolidation motion, it is reasonable for FOA to conclude that it cannot rely upon its substantive consolidation arguments as a vehicle to force Gordon Properties to pay CSI's debt. Consequently, it is a reasonable exercise of the SLC's (and Board's) business judgment to conclude that the amount CSI proposes to pay under the Settlement Agreement is more than FOA is likely to recover in formal post-judgment collection action.

32. Until the 2013 budget was adopted by FOA's Board and this Settlement Agreement was executed and approved by the SLC, FOA stood on the verge of its own bankruptcy filing due to its precarious financial position. That precarious position resulted largely from the decision of a prior Board not to assess Unit Owners in order to raise the funds necessary to pay FOA's legal fees related to its dispute with Gordon Properties, but instead, to use the Unit Owners' reserve funds to pay those legal fees. This left the Unit Owners with negative equity of approximately \$1.8 million, as reflected in FOA's financials. If this Settlement Agreement had not been entered into, and if FOA instituted a plan to restore its reserves over a reasonable period of time and budgeted appropriately for future legal fees, FOA's

budget would necessarily reflect an increase in assessments for each Unit Owner of a minimum of twenty percent (20%).

33. When the complexity, uncertainty, and cost of litigation, not to mention the practical limits on FOA's ability to continue to pay legal fees, are balanced against the probability of success, it becomes apparent to both Parties, in the exercise of their sound business judgment, that settling all disputes at this time clearly is in their respective best interests, and in the best interest of creditors and other parties in interest. Consequently, the Settlement Agreement should be approved.

**WHEREFORE**, the Parties respectfully request that this Court enter an order, substantially in the form of the order attached hereto as Exhibit "B," approving the Settlement Agreement, and authorizing the Parties to take any and all action necessary to consummate the Settlement Agreement.

Jointly and respectfully submitted,

**GORDON PROPERTIES, LLC, and  
CONDOMINIUM SERVICES, INC.,**

and

**FIRST OWNERS' ASSOCIATION OF FORTY  
SIX HUNDRED CONDOMINIUM, INC.,**

By and through their respective counsel

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## SETTLEMENT AGREEMENT

This Settlement Agreement (“**Settlement Agreement**”) is entered into effective December 11, 2012, by and between First Owners’ Association of Forty Six Hundred Condominium, Inc., together with its unit owners, officers, directors<sup>1</sup>, Special Litigation Committee members, employees and agents (hereinafter, “**FOA**”), on the one side, and Gordon Properties, LLC (hereinafter “**Gordon Properties**”), Gordon Residential Holdings, LLC (hereinafter “**Gordon Residential**”), and Condominium Services, Inc. (hereinafter “**CSI**”) (Gordon Properties, Gordon Residential, and CSI, together with their members, shareholders, officers, directors, employees, and agents are sometimes referred to hereinafter collectively as the “**Gordon Properties Parties**”), on the other side (FOA and the Gordon Properties Parties are sometimes referred to hereinafter collectively as the “**Parties**”).

### Recitals

R-1. Gordon Properties and CSI presently are debtors in jointly administered chapter 11 cases (the “**Bankruptcy Cases**”) in the United States Bankruptcy Court for the Eastern District of Virginia, Alexandria Division (the “**Bankruptcy Court**”), Case No. 09-18086-RGM.

R-2. FOA is the unit owners’ association for The 4600 Condominium (the “**Condominium**”).

R-3. FOA and one or more of the Gordon Properties Parties have been engaged in ongoing litigation in both state and federal court, both before and after the filing of the Bankruptcy Cases, and several matters in those courts presently are pending.

R-4. Pursuant to an Order of the Bankruptcy Court, the Parties have been engaged in mediation (the “**Mediation**”) to resolve the litigation and other disputes, and pursuant to that Order, the Honorable Kevin Huennkens, Bankruptcy Judge, was appointed and has been serving as the mediator (the “**Mediator**”).

R-5. Following two Mediation sessions with the Mediator, and in consideration of the uncertainty and expense of continued litigation, the Parties agreed upon a settlement, the terms of which are memorialized in this Settlement Agreement.

### Agreement

In consideration of the premises and the undertakings of the Parties as stated herein, the Parties, intending to be bound, agree as follows:

1. The foregoing Recitals are considered a part of this Agreement.

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<sup>1</sup> Gordon Properties is not by this Settlement Agreement releasing Dewanda Cuadros, Corey Brooks, Elizabeth Moore, F.J. Pepper, Jerry Terry, Lucia Hadley and Kevin Broncato from any claim that Gordon Properties may have against them for conduct engaged in by them during the time they served as officers or directors of FOA.

2. The Parties intend by this Settlement Agreement to resolve and settle all litigation and disputes between them, including, without limitation, FOA's appeals pending in the District Court 1:12-cv-00394, 1:12-cv-00953, 1:12-cv-01052, 1:12-cv-01155, Gordon Properties' appeal pending in the District Court 1:12-cv-01051, FOA's motion for substantive consolidation in the Bankruptcy Case, the state court case CL11-004411 and the related arbitration, AAA1601830074411, against Gordon Properties and Gordon Residential.

3. This Settlement Agreement is subject to and conditioned upon approval by the Bankruptcy Court. The parties shall file a joint motion pursuant to FRBP 9019 (the "**9019 Motion**") for approval of this Settlement Agreement.

4. Upon entry of an order by the Bankruptcy Court approving this Settlement Agreement, Gordon Properties will immediately terminate all collection action on the judgment awarded by the Bankruptcy Court against FOA, and the Bankruptcy Court is authorized to direct that the appeal bond posted by FOA be released and paid to FOA.

5. Upon entry of an order of the Bankruptcy Court approving this Settlement Agreement, the Parties shall withdraw all pending appeals and dismiss all pending litigation, with prejudice. In addition, in the 9019 Motion, the Parties shall request that the Bankruptcy Court vacate its order of July 23, 2012 [Docket No. 239]. The agreements herein of the Gordon Properties Parties are conditioned upon this order being vacated. Vacating the Order shall not, however, affect the term of any current member of the board of directors of FOA, who may continue to serve the balance of their terms in accordance with applicable law. Nothing in this settlement, however, shall prejudice any member of FOA from contesting in an appropriate forum in the future the qualification of any particular individual to sit on the Board.

6. Upon entry of an order by the Bankruptcy Court approving this Settlement Agreement, CSI shall pay FOA \$225,000.00, in full and final satisfaction of the judgment that FOA has against CSI.

7. Upon entry of an order by the Bankruptcy Court approving this Settlement Agreement, FOA shall pay Gordon Properties \$225,000.00, in full and final satisfaction of the claim Gordon Properties has against FOA relating to over-assessment of its commercial street-front unit (the "**Street-Front Unit**") during the period 2009 through 2012.

8. The Parties agree that the payments required by sections 6 and 7, above, shall be made by mutual setoff.

9. In full and final satisfaction of Gordon Properties' monetary claims against FOA for damages for violation of the automatic stay and for attorney's fees related to the claim objection, FOA shall pay Gordon Properties \$377,000.00, in ten (10) equal semi-annual installments, without interest, in the amount of \$37,700.00, commencing on January 1, 2014, and continuing on each July 1<sup>st</sup> and January 1<sup>st</sup> thereafter until paid in full.

10. Commencing with calendar year 2013, FOA shall prepare its budget and calculate assessment obligations in accordance with the methodology set forth in the Virginia

Condominium Act (Va. Code §55-79.83), the Condominium Instruments, the letter opinions of Judge Kemler dated February 23 and April 3, 2009, in CL08-001432, and the order of Judge Mayer sustaining Gordon Properties' objection to FOA's claim in the Bankruptcy Case [Docket No. 424], including, without limitation, complying with Judge Kemler's order that FOA establish an accounting system that will allocate expenses to the proper budget categories. In this regard, the Parties agree that FOA's 2013 budget, a copy of which is attached hereto as Exhibit A, identifies the proper budget categories and has been prepared in compliance with the foregoing methodology. Furthermore, FOA's 2013 budget shall be adopted by FOA as the template for future budgets and assessment calculations.

11. The annual assessment against the Street-Front Unit shall not exceed \$30,000.00 (the "**Assessment Cap**"). This Assessment Cap shall apply to all future assessments against the Street-Front Unit, notwithstanding any sale or transfer by Gordon Properties of its interest in the Street-Front Unit. Notwithstanding the foregoing, the Assessment Cap may be exceeded in any assessment year with the prior written consent of Gordon Properties (or the then-owner of the Street-Front Unit), which consent shall not be unreasonably withheld.

12. FOA shall not impose upon Gordon Properties, Gordon Residential or Bryan Sells, individually any user fee, assessment (other than assessments described in section 10), or any other charge in an amount exceeding \$200.00 per year without the prior written consent of Gordon Properties, which consent shall not be unreasonably withheld.

13. If either or both Gordon Properties or CSI elects to dismiss their chapter 11 cases, FOA shall not oppose any such dismissal. If either or both Gordon Properties or CSI elects to seek confirmation of a chapter 11 plan, FOA will not object to, and will vote to accept, the plan, provided that the plan does not adversely modify the terms of this Settlement Agreement. This Settlement Agreement, and the obligations of the Parties hereunder, shall survive dismissal of or confirmation of a plan in the Gordon Properties and/or CSI chapter 11 cases.

14. If either of the Parties is required to commence any action to enforce the provisions of this Settlement Agreement, the prevailing party in any such litigation shall be entitled to recover from the other party all costs incurred by the prevailing party, including reasonable attorney's fees.

15. Undersigned counsel represent and warrant that they have been authorized by their respective clients to execute this Settlement Agreement and that, upon such execution, this Settlement Agreement shall be binding upon their clients, subject only to Bankruptcy Court approval.

WITNESS the following signatures effective as of December 11, 2012:

[Signatures on next page]

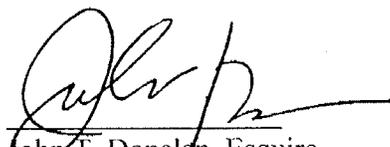
**THE GORDON PROPERTIES PARTIES**

By:

  
Donald F. King, Esquire  
VSB No. 23125  
Counsel for the Gordon Properties Parties  
Odin Feldman & Pittleman PC  
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**FOA**

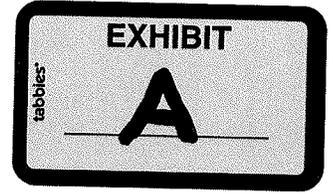
By:

  
John T. Donelan, Esquire  
VSB No. 18049  
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**First Owners' Association  
of  
Forty Six Hundred Condominium, Inc.**

**FY 2013 Budget  
(January 1, 2013 - December 31, 2013)**

**APPROVED  
Approved November 27, 2012**



FOA 2013 Approved Operating Budget  
 2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year-End Estimate	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars			
<b>INCOME</b>													
<b>ASSESSMENT INCOME</b>													
	Assessments Parking Garage LCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667	\$ 16,667	\$ -	\$ -
	Assessments Storage Area LCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,873	\$ 358,873	100%	\$ 179,774
30140	Assessments Residential LCE	\$ -	\$ -	\$ 173,038	\$ 207,646	\$ -	\$ 179,099	\$ -	\$ -	\$ 21,382	\$ 21,382	-44%	\$ (16,025)
30142	Assessments Commercial LCE	\$ -	\$ -	\$ 8,020	\$ 9,624	\$ -	\$ 38,207	\$ -	\$ -	\$ 1,659,458	\$ 1,659,458	59%	\$ 1,091,663
30141	Assessments R/C LCE	\$ 2,942,596	\$ 2,961,923	\$ 1,549,910	\$ 1,859,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-100%	\$ (871,900)
	Assessments R/C LCE (single user)	\$ -	\$ -	\$ -	\$ -	\$ 726,780	\$ 872,136	\$ -	\$ -	\$ -	\$ -	-100%	\$ (871,900)
30143	Assessments General Common Elements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 871,900	\$ -	\$ 159,607	\$ 159,607	19%	\$ 559,987
	Assessments Subsection D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
	Total Assessment Income	\$ 2,942,596	\$ 2,961,923	\$ 2,457,748	\$ 2,949,298	\$ 2,948,664	\$ -	\$ 3,507,651	\$ -	\$ -	\$ -	-	\$ -
<b>OTHER INCOME</b>													
30171	Late Fees	\$ 25,669	\$ 23,350	\$ 21,900	\$ 26,280	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	0%	\$ -
30240	Rental Income - Assoc. Owned Condos	\$ 32,400	\$ 32,032	\$ 17,176	\$ 20,611	\$ 39,600	\$ -	\$ 39,600	\$ -	\$ 19,800	\$ 19,800	-50%	\$ (19,800)
30287	Reserve Interest Income from General	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ -	\$ -	-100%	\$ (5,500)
30290	Bad Debt Recovery	\$ -	\$ -	\$ 5,060	\$ 6,072	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 10,000	\$ 10,000	100%	\$ 5,000
30221	Newsletter Advertising	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ -	\$ -	-100%	\$ (500)
30237	Website Advertising	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ -	\$ -	-100%	\$ (500)
30225	Parking Fee Income	\$ 37,656	\$ 29,718	\$ 9,420	\$ 11,304	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 5,500	\$ 5,500	-100%	\$ (8,000)
30244	Party Room Rental	\$ -	\$ -	\$ 6,205	\$ 7,446	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ -	\$ -	-27%	\$ (2,000)
30257	Storage Areas	\$ -	\$ -	\$ 17,792	\$ 17,792	\$ 21,852	\$ -	\$ 21,852	\$ -	\$ -	\$ -	-100%	\$ (21,852)
30361	ISF Storage Closets Rental	\$ -	\$ -	\$ 6,718	\$ 8,100	\$ 8,100	\$ -	\$ 8,100	\$ -	\$ 8,100	\$ 8,100	0%	\$ -
30264	Move-in Fees	\$ -	\$ -	\$ -	\$ -	\$ 11,490	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	0%	\$ -
30318	Absentee Owner Fees	\$ 12,025	\$ 11,250	\$ 9,575	\$ 11,490	\$ 17,900	\$ -	\$ 17,900	\$ -	\$ -	\$ -	-100%	\$ (17,900)
30320	In-Unit Repairs Income	\$ 20,375	\$ 20,625	\$ 23,000	\$ 23,000	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	0%	\$ -
30360	Antenna Rent Income	\$ 48,761	\$ 33,635	\$ 31,271	\$ 37,525	\$ 92,500	\$ -	\$ 92,500	\$ -	\$ 112,000	\$ 112,000	21%	\$ 19,500
30260	Miscellaneous Income	\$ 89,989	\$ 104,080	\$ 88,146	\$ 88,146	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	-33%	\$ (500)
30362	Key/FOB Income	\$ 22,556	\$ 29,669	\$ 4,149	\$ 4,979	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,000	\$ 2,000	-20%	\$ (500)
30210	Laudy Income	\$ -	\$ -	\$ 16,497	\$ 18,24	\$ 42,768	\$ -	\$ 42,768	\$ -	\$ 43,000	\$ 43,000	1%	\$ 500
30211	Washer/Dry - In Unit Fees	\$ 42,800	\$ 42,385	\$ 35,640	\$ 42,768	\$ 3,750	\$ -	\$ 3,750	\$ -	\$ 3,300	\$ 3,300	-12%	\$ (450)
30261	Pet Registration Fees	\$ -	\$ -	\$ 2,850	\$ 3,420	\$ 750	\$ -	\$ 750	\$ -	\$ 1,000	\$ 1,000	33%	\$ 250
	Total Other Income	\$ 332,231	\$ 343,241	\$ 281,387	\$ 310,340	\$ 324,952	\$ -	\$ 272,700	\$ -	\$ 272,700	\$ 272,700	-16%	\$ (52,252)
<b>INTEREST INCOME</b>													
	Interest - Operating	\$ 1,500	\$ 5,607	\$ 27,601	\$ 27,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
	Interest - Reserve	\$ -	\$ -	\$ 2,025	\$ 2,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
	Total Interest Income	\$ 1,500	\$ 5,607	\$ 29,626	\$ 29,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
	TOTAL INCOME	\$ 3,276,327	\$ 3,310,771	\$ 2,768,761	\$ 3,289,264	\$ 3,273,616	\$ -	\$ 3,780,351	\$ -	\$ -	\$ -	15%	\$ 506,735

FOA 2013 Approved Operating Budget  
2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2013		2012 to 2013 Change				
		Audited Actual	Audited Actual	Jan-Oct Actual	Year-End Estimate	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars						
<b>EXPENSES</b>																
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>																
50400	Bad Debts Expense	\$	94,186	\$	139,100	\$	-	\$	-	\$	12,500	\$	25,000	100%	\$	12,500
51020	Postage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,000	-	\$	3,000
51041	Postage Meter Lease	\$	-	\$	-	\$	3,492	\$	3,492	\$	3,000	\$	-	-100%	\$	(3,000)
51024	Copier Expenses	\$	27,265	\$	38,579	\$	10,371	\$	12,445	\$	15,000	\$	15,000	0%	\$	-
51031	Copying and Printing	\$	-	\$	-	\$	2,234	\$	2,681	\$	5,500	\$	2,500	-55%	\$	(3,000)
51035	Computer Services	\$	-	\$	-	\$	10,295	\$	10,295	\$	4,500	\$	5,000	11%	\$	500
51081	Professional Membership Dues and Subscriptions	\$	-	\$	-	\$	515	\$	618	\$	1,000	\$	800	-20%	\$	(200)
51062	Consulting Fees	\$	-	\$	-	\$	-	\$	-	\$	5,000	\$	-	-100%	\$	(5,000)
51075	Unit Mortgage	\$	-	\$	-	\$	-	\$	-	\$	13,500	\$	15,000	11%	\$	1,500
51090	Legal Fees - General	\$	441,784	\$	582,609	\$	579,348	\$	695,218	\$	400,000	\$	300,000	-25%	\$	(100,000)
51091	Legal Fees - Collections	\$	-	\$	-	\$	176,009	\$	211,211	\$	40,000	\$	80,000	100%	\$	40,000
51091	Legal Fee Expenses UNPAID from 2012	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	\$	-
51110	Auditing and Accounting	\$	-	\$	-	\$	14,880	\$	14,880	\$	15,000	\$	10,000	-33%	\$	(5,000)
51120	Financial Management Contract	\$	49,488	\$	51,022	\$	44,559	\$	53,471	\$	53,000	\$	55,000	4%	\$	2,000
51125	Financial Management Schedule B Charges	\$	-	\$	-	\$	7,273	\$	8,728	\$	10,000	\$	10,000	0%	\$	-
51310	Newsletters	\$	-	\$	-	\$	-	\$	-	\$	3,000	\$	-	-100%	\$	(3,000)
51065	Website	\$	-	\$	-	\$	-	\$	-	\$	200	\$	1,000	400%	\$	800
51321	Annual Meeting	\$	-	\$	-	\$	26,439	\$	26,439	\$	10,000	\$	12,000	20%	\$	2,000
51330	Recording Secretary	\$	-	\$	-	\$	2,400	\$	2,880	\$	3,000	\$	3,000	0%	\$	-
61340	Association Owned Unit Repairs #323	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	\$	-
61340	Association Owned Unit Repairs #400	\$	-	\$	-	\$	-	\$	-	\$	500	\$	500	0%	\$	-
61340	Association Owned Unit Repairs #622	\$	-	\$	-	\$	-	\$	-	\$	-	\$	500	500	\$	500
61340	Association Owned Unit Repairs #623	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,700	2,700	\$	2,700
61342	Association Owned Unit Condo Fee #323	\$	-	\$	-	\$	-	\$	-	\$	-	\$	8,400	-70%	\$	(19,600)
61342	Association Owned Unit Condo Fee #400	\$	27,314	\$	23,211	\$	21,168	\$	28,000	\$	28,000	\$	10,800	10,800	\$	10,800
61342	Association Owned Unit Condo Fee #622	\$	-	\$	-	\$	-	\$	-	\$	-	\$	11,600	11,600	\$	11,600
61342	Association Owned Unit Condo Fee #623	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,000	5,000	\$	5,000
51480	Office Equipment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-100%	\$	(500)
61232	Towing	\$	-	\$	-	\$	424	\$	424	\$	500	\$	-	0%	\$	-
51000	Telephone	\$	-	\$	-	\$	20,079	\$	24,095	\$	20,000	\$	20,000	0%	\$	-
51025	FEDEX/UPS	\$	-	\$	-	\$	758	\$	910	\$	1,700	\$	1,700	0%	\$	-
51030	Office Expense	\$	-	\$	-	\$	2,310	\$	2,772	\$	7,500	\$	-	-100%	\$	(7,500)
	Depreciation Expenses	\$	13,565	\$	14,053	\$	-	\$	-	\$	-	\$	-	-	\$	-
51277	Social Expenses	\$	-	\$	-	\$	1,070	\$	1,070	\$	2,500	\$	2,500	0%	\$	-
51500	Miscellaneous	\$	-	\$	-	\$	381	\$	457	\$	2,500	\$	2,500	0%	\$	-
	<b>Total Administrative Expenses</b>	\$	<b>653,622</b>	\$	<b>848,574</b>	\$	<b>924,005</b>	\$	<b>1,100,084</b>	\$	<b>657,400</b>	\$	<b>604,000</b>	<b>-8%</b>	\$	<b>(53,400)</b>
<b>UTILITIES</b>																
71010	Water and Sewer	\$	348,667	\$	302,840	\$	157,955	\$	189,546	\$	340,000	\$	260,000	-24%	\$	(80,000)
71026	Fuel/Oil	\$	-	\$	-	\$	3,243	\$	3,892	\$	15,000	\$	-	-100%	\$	(15,000)
71030	Electricity	\$	275,678	\$	313,140	\$	243,074	\$	291,689	\$	300,000	\$	300,000	0%	\$	-
71043	Gas and Other Mileage	\$	-	\$	-	\$	350	\$	420	\$	1,000	\$	500	-50%	\$	(500)
71044	Gas Consumption	\$	182,362	\$	163,409	\$	108,233	\$	129,860	\$	200,000	\$	210,000	5%	\$	10,000
	<b>Total Utility Expenses</b>	\$	<b>806,707</b>	\$	<b>779,389</b>	\$	<b>512,855</b>	\$	<b>615,426</b>	\$	<b>856,000</b>	\$	<b>770,500</b>	<b>-10%</b>	\$	<b>(85,500)</b>

FOA 2013 Approved Operating Budget  
2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year End Estimate	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars			
<b>CONTRACTS</b>													
61051	Carpet Cleaning Contract					6,109	6,109	6,000	6,000	6,000	6,000	0%	\$
61180	Grounds Contract	24,063	20,900	11,368	13,842	11,368	13,842	14,000	14,000	14,000	14,000	0%	\$
61240	Extermination	9,390	16,903	12,476	14,971	12,476	14,971	20,000	20,000	6,000	6,000	-70%	\$ (14,000)
61250	Trash Removal Contract	60,940	64,531	53,553	64,024	53,553	64,024	61,000	61,000	63,000	63,000	3%	\$ 2,000
61446	Janitorial Service Contract	124,860	127,557	103,266	123,919	103,266	123,919	120,000	120,000	135,000	135,000	13%	\$ 15,000
61095	Front Desk Contract				110,000	77,132	110,000	80,000	80,000	50,000	50,000	-38%	\$ (30,000)
61220	Security Contract	158,886	154,509	60,243	72,292	60,243	72,292	59,360	59,360	65,000	65,000	10%	\$ 5,640
61607	Air-Conditioning Contract				7,422	6,185	7,422	7,000	7,000	7,500	7,500	7%	\$ 500
61760	Water Treatment				3,240	2,700	3,240	3,750	3,750	3,750	3,750	0%	\$
61623	Elevator Contract		5,704	20,547	25,000	20,547	25,000	25,000	25,000	25,000	25,000	0%	\$
	<b>Total Contracts Expenses</b>	<b>378,139</b>	<b>390,104</b>	<b>353,379</b>	<b>440,818</b>	<b>353,379</b>	<b>440,818</b>	<b>396,110</b>	<b>396,110</b>	<b>375,250</b>	<b>375,250</b>	<b>-5%</b>	<b>\$ (20,860)</b>
<b>REPAIRS AND MAINTENANCE EXPENSES</b>													
61010	Auto and Truck				5,864	4,887	5,864	1,000	1,000	3,000	3,000	200%	\$ 2,000
61060	Janitorial Supplies				3,643	3,036	3,643	6,500	6,500			-100%	\$ (6,500)
61101	Electrical Repairs - Labor				637	531	637	2,000	2,000	2,000	2,000	0%	\$
61102	Electrical Repairs - Materials				1,444	1,733	1,444	2,000	2,000	2,000	2,000	0%	\$
61082	Window and Door Repairs				4,067	3,389	4,067	5,000	5,000	3,500	3,500	-30%	\$ (1,500)
61085	Painting Supplies	5,906	7,485	3,536	4,243	3,536	4,243	5,000	5,000	5,000	5,000	0%	\$
61090	Preventive Maintenance Supplies				7,069	5,891	7,069	5,000	5,000	5,000	5,000	0%	\$
61570	Landscape Replacements/Improvements				2,222	1,852	2,222	5,000	5,000	1,000	1,000	-80%	\$ (4,000)
61581	Snow Removal Supplies				3,000		3,000	5,000	5,000	5,000	5,000	0%	\$
61246	Fire/ Safety Equipment				8,808	8,808	10,570	15,000	15,000	15,000	15,000	0%	\$
61103	Plumbing Repairs - Materials				9,898	8,248	9,898	10,000	10,000	10,000	10,000	0%	\$
61104	Plumbing Repairs - Labor				31,577	26,314	31,577	8,000	8,000	10,000	10,000	25%	\$ 2,000
61268	Exercise Equipment Maintenance and Repairs							1,000	1,000			-100%	\$ (1,000)
61358	FOB System Maintenance							1,500	1,500	1,500	1,500	0%	\$
61239	Camera System Maintenance				4,133	3,444	4,133	4,000	4,000	500	500	-88%	\$ (3,500)
61110	In-Unit Maintenance Supplies	8,411	19,094	11,683	14,020	11,683	14,020	7,500	7,500	10,000	10,000	33%	\$ 2,500
61360	Uniform Purchase				879	879	879	2,000	2,000	2,000	2,000	0%	\$
61455	General Supplies												\$
61460	Roof Repairs				4,922	4,102	4,922	3,000	3,000	3,000	3,000	0%	\$
61500	Miscellaneous Maintenance	93,579	151,074	35,680	42,816	35,680	42,816	15,000	15,000	15,000	15,000	0%	\$
61505	Directional and Signs				1,500	128	1,500	500	500	500	500	0%	\$
61578	Entrance System Maintenance							500	500	500	500	0%	\$
61600	Antenna Maintenance							500	500			-100%	\$ (500)
61609	Air-Conditioning Repairs	17,569	9,132	3,914	4,697	3,914	4,697	5,000	5,000	5,000	5,000	0%	\$
61610	HVAC Preventive Maintenance							5,000	5,000	7,500	7,500	50%	\$ 2,500
61615	HVAC Phone												\$
61620	Elevator Maintenance				860	717	860	2,500	2,500	1,500	1,500	-40%	\$ (1,000)
61650	Boiler Repairs	11,475	597	13,329	13,595	11,475	13,595	7,500	7,500	7,500	7,500	0%	\$
81020	Note Payable Interest	92,844	90,698	65,346	78,418	65,346	78,418	67,051	67,051	80,336	80,336	20%	\$ 13,285
61711	Garage Repairs							1,500	1,500	10,000	10,000	567%	\$ 8,500
61715	Garage Door Repair and maintenance				3,464	2,887	3,464	1,000	1,000	5,000	5,000	400%	\$ 4,000
	<b>Total Maintenance Expenses</b>	<b>229,784</b>	<b>278,080</b>	<b>208,047</b>	<b>253,827</b>	<b>208,047</b>	<b>253,827</b>	<b>194,551</b>	<b>194,551</b>	<b>211,336</b>	<b>211,336</b>	<b>9%</b>	<b>\$ 16,785</b>
<b>POOL EXPENSES</b>													
61145	Pool Repair and Maintenance				5,921	5,921	5,921	6,500	6,500	6,500	6,500	0%	\$
61150	Pool Management Contract	22,521	20,086	17,805	17,805	17,805	17,805	20,000	20,000	22,000	22,000	10%	\$ 2,000
	<b>Total Pool</b>	<b>22,521</b>	<b>20,086</b>	<b>23,726</b>	<b>23,726</b>	<b>23,726</b>	<b>23,726</b>	<b>20,000</b>	<b>20,000</b>	<b>28,500</b>	<b>28,500</b>	<b>10%</b>	<b>\$ 2,000</b>

FOA 2013 Approved Operating Budget  
 2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Audited Actual	Jan-Oct Actual	Year End Estimate	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars				
<b>INCOME</b>															
<b>PAYROLL AND RELATED EXPENSES</b>															
51044	Administrative Payroll	\$ 69,238	\$ 91,345	\$ 99,663	\$ 119,596	\$ 116,000	\$ 130,000	\$ 14,000	12%	\$ 14,000					
51050	Training and Education - Admin. Staff	-	-	754	754	2,500	2,500	0	0%	\$ -					
61890	Training and Education - Non-Admin. Staff	-	-	-	-	2,000	1,000	(1,000)	-50%	\$ (1,000)					
51076	Payroll Administration - Admin. Staff	-	-	-	-	800	2,500	1,700	213%	\$ 1,700					
61314	Payroll Administration-Non-Admin Staff	-	-	-	-	1,600	-	(1,600)	-100%	\$ (1,600)					
51124	Payroll Taxes - Admin. Staff	-	-	26,771	32,125	30,000	15,000	(15,000)	-50%	\$ (15,000)					
	Payroll Taxes - Non-Admin Staff	-	-	-	-	45,000	45,000	0	0%	\$ -					
	Payroll Taxes - Front Desk	-	-	-	-	10,800	10,800	0	0%	\$ -					
71070	Group Insurance Maint	-	-	-	-	53,000	31,800	(21,200)	-40%	\$ (21,200)					
	Group Insurance Admin	-	-	31,513	37,816	21,200	21,200	0	0%	\$ -					
61420	Maintenance Payroll	\$ 551,996	\$ 528,606	\$ 162,442	\$ 194,930	\$ 180,000	\$ 155,000	\$ (25,000)	-14%	\$ (25,000)					
61426	Staff - FOA Front Desk	-	-	33,906	33,906	40,000	50,000	10,000	25%	\$ 10,000					
71111	Other Employee Compensation	-	-	17,200	20,840	39,600	30,000	(9,600)	-24%	\$ (9,600)					
	Total Payroll and Related Expenses	\$ 621,234	\$ 619,951	\$ 372,249	\$ 439,767	\$ 621,300	\$ 494,800	\$ (126,500)	-20%	\$ (126,500)					
<b>TAXES AND LICENSE EXPENSES</b>															
71140	Income Taxes	\$ (2,933)	\$ 2,209	\$ 3,419	\$ 3,419	\$ 10,000	\$ -	\$ (10,000)	-100%	\$ (10,000)					
71150	Real Estate Taxes	-	-	-	-	40,000	5,210	(34,790)	-87%	\$ (34,790)					
71145	Miscellaneous Taxes and Licenses	-	-	4,773	4,773	6,500	5,200	(1,300)	-20%	\$ (1,300)					
	Total Taxes and License Expenses	\$ (2,933)	\$ 2,209	\$ 8,192	\$ 8,192	\$ 56,500	\$ 10,410	\$ (46,090)	-82%	\$ (46,090)					
<b>INSURANCE EXPENSES</b>															
71050	Insurance Master policy	\$ 89,460	\$ 103,252	\$ 103,114	\$ 123,737	\$ 117,000	\$ 75,839	\$ (41,161)	-35%	\$ (41,161)					
	Insurance Fidelity Bond	-	-	-	-	-	2,986	2,986	100%	\$ 2,986					
	Insurance Umbrella	-	-	-	-	-	6,255	6,255	100%	\$ 6,255					
	Insurance D&O Liability	-	-	-	-	-	14,193	14,193	100%	\$ 14,193					
61370	Damage Claims	6,477	-	-	-	15,000	10,000	(5,000)	-33%	\$ (5,000)					
71090	Workers Compensation Insurance - Admin Staff	-	-	-	-	-	2,113	2,113	100%	\$ 2,113					
71093	Workers Compensation Insurance - Non-Admin. Staff	-	-	-	-	-	8,452	8,452	100%	\$ 8,452					
	Total Insurance Expenses	\$ 95,937	\$ 103,252	\$ 103,114	\$ 123,737	\$ 132,000	\$ 119,838	\$ (12,162)	-9%	\$ (12,162)					
<b>CONTINGENCY FUNDS</b>															
	Operating Contingency	-	-	-	-	327,362	378,035	50,673	15%	\$ 50,673					
	Judgement Contingency	-	-	-	-	-	100,000	100,000	100%	\$ 100,000					
	Total Contingency Funds	-	-	-	-	327,362	478,035	150,673	46%	\$ 150,673					
	<b>TOTAL OPERATING EXPENSES</b>	\$ 2,805,011	\$ 3,041,645	\$ 2,505,567	\$ 3,005,377	\$ 3,141,223	\$ 3,092,669	\$ (48,554)	-2%	\$ (48,554)					

FOA 2013 Approved Operating Budget

2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year End Estimate	Approved Budget	Approved Budget	Change Percent	Change Dollars		
<b>RESERVE EXPENSES</b>											
	Contribution to Parking Garage LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Storage Area LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Residential LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,273	\$ 84,273	\$ -	\$ 84,273
	Contribution to Commercial LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,544	\$ 7,544	\$ -	\$ 7,544
	Contribution to R/C LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,903	\$ 258,903	\$ -	\$ 258,903
	Contribution to R/C LCE (single user) Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Common Elements Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Operating Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interest Contribution to Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	90200 Elevator Loan Payback	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,255	\$ 197,255	\$ -	\$ -
	Annual Façade Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -
	Swimming Pool Furniture Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
	Parking Lot Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
	Swimming Pool Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,007	\$ 5,007	\$ -	\$ 5,007
	Swimming Pool Fence Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ 20,000
	Airhandler Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000	\$ 56,000	\$ -	\$ -
	Asphalt and Parking Lot Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
	Association Owned Unit HVAC Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ 2,700	\$ -	\$ 2,700
	Replacement reserve Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ (70,000)
	Other Reserve Expense	\$ 858,141	\$ 451,960	\$ 336,718	\$ 336,718	\$ 336,718	\$ 336,718	\$ -	\$ -	\$ -	\$ (27,000)
	Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
	<b>Total Reserve Expenses</b>	\$ 858,141	\$ 451,960	\$ 336,718	\$ 336,718	\$ 375,255	\$ 684,682	\$ 3,777,351	\$ 3,777,351	\$ 82%	\$ 309,427
	<b>TOTAL EXPENSES</b>	\$ 3,663,152	\$ 3,493,605	\$ 2,842,285	\$ 3,342,095	\$ 3,516,478	\$ 3,777,351	\$ 7%	\$ 260,873		
	<b>NET INCOME</b>	\$ (386,825)	\$ (182,834)	\$ (73,524)	\$ (52,831)	\$ (242,862)	\$ 3,000	\$ -101%	\$ 245,862		

FOA 2013 Approved Operating Budget

Unit Fee Comparison

Unit	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
300	\$403	\$402	\$434	\$489	13%	\$	55
301	\$541	\$540	\$583	\$657	13%	\$	74
302	\$541	\$540	\$583	\$657	13%	\$	74
303	\$541	\$539	\$582	\$656	13%	\$	74
304	\$541	\$539	\$582	\$656	13%	\$	74
305	\$537	\$536	\$579	\$652	13%	\$	73
306	\$537	\$536	\$579	\$652	13%	\$	73
307	\$275	\$275	\$297	\$334	13%	\$	37
308	\$421	\$419	\$453	\$510	13%	\$	58
309	\$700	\$697	\$753	\$849	13%	\$	97
310	\$687	\$684	\$739	\$833	13%	\$	95
311	\$397	\$396	\$428	\$482	13%	\$	54
313	\$131	\$131	\$141	\$159	13%	\$	18
323	\$293	\$293	\$316	\$356	12%	\$	39
324	\$531	\$529	\$571	\$645	13%	\$	73
325	\$428	\$427	\$461	\$519	13%	\$	58
326	\$534	\$532	\$575	\$647	13%	\$	73
327	\$649	\$646	\$698	\$787	13%	\$	89
328	\$549	\$547	\$591	\$667	13%	\$	76
329	\$407	\$406	\$438	\$494	13%	\$	56
330	\$416	\$414	\$447	\$505	13%	\$	58
331	\$2,545	\$2,738	\$2,793	\$1,024	-63%	\$	(1,769)
332	\$684	\$681	\$735	\$830	13%	\$	95
400	\$403	\$402	\$434	\$489	13%	\$	55
401	\$541	\$540	\$583	\$657	13%	\$	74
402	\$541	\$540	\$583	\$657	13%	\$	74
403	\$541	\$539	\$582	\$656	13%	\$	74
404	\$541	\$539	\$582	\$656	13%	\$	74
405	\$543	\$556	\$599	\$665	11%	\$	66
406	\$537	\$536	\$579	\$652	13%	\$	73
407	\$275	\$275	\$297	\$334	13%	\$	37
408	\$421	\$419	\$453	\$510	13%	\$	58
409	\$722	\$719	\$775	\$871	12%	\$	97

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013	Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
410	\$698	\$695	\$750	\$844	13%	\$ 95	95
411	\$397	\$396	\$428	\$482	13%	\$ 54	54
412	\$410	\$409	\$442	\$498	13%	\$ 56	56
413	\$545	\$543	\$586	\$661	13%	\$ 75	75
414	\$300	\$300	\$324	\$364	12%	\$ 40	40
415	\$537	\$536	\$579	\$652	13%	\$ 73	73
416	\$537	\$536	\$579	\$652	13%	\$ 73	73
417	\$421	\$419	\$453	\$510	13%	\$ 58	58
418	\$275	\$275	\$297	\$334	13%	\$ 37	37
419	\$687	\$684	\$739	\$833	13%	\$ 95	95
420	\$700	\$697	\$753	\$849	13%	\$ 97	97
423	\$531	\$529	\$571	\$645	13%	\$ 73	73
424	\$537	\$549	\$591	\$658	11%	\$ 66	66
425	\$534	\$532	\$575	\$647	13%	\$ 73	73
426	\$534	\$532	\$575	\$647	13%	\$ 73	73
427	\$415	\$412	\$445	\$502	13%	\$ 57	57
428	\$549	\$547	\$591	\$667	13%	\$ 76	76
429	\$411	\$410	\$443	\$499	13%	\$ 56	56
430	\$416	\$414	\$447	\$505	13%	\$ 58	58
431	\$700	\$697	\$753	\$849	13%	\$ 97	97
432	\$684	\$681	\$735	\$830	13%	\$ 95	95
500	\$415	\$413	\$446	\$510	14%	\$ 64	64
501	\$558	\$556	\$600	\$686	14%	\$ 85	85
502	\$558	\$556	\$600	\$686	14%	\$ 85	85
503	\$558	\$555	\$599	\$684	14%	\$ 85	85
504	\$558	\$555	\$599	\$684	14%	\$ 85	85
505	\$554	\$552	\$596	\$680	14%	\$ 84	84
506	\$554	\$552	\$596	\$680	14%	\$ 84	84
507	\$283	\$283	\$306	\$348	14%	\$ 43	43
508	\$434	\$432	\$467	\$532	14%	\$ 65	65
509	\$722	\$718	\$775	\$886	14%	\$ 110	110
510	\$714	\$725	\$781	\$882	13%	\$ 100	100
511	\$410	\$407	\$440	\$503	14%	\$ 63	63
512	\$423	\$421	\$455	\$519	14%	\$ 65	65

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison							Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Monthly Change Dollars	
513	\$561	\$560	\$605	\$689	14%	\$	85	
514	\$310	\$308	\$333	\$380	14%	\$	47	
515	\$554	\$552	\$596	\$680	14%	\$	84	
516	\$554	\$552	\$596	\$680	14%	\$	84	
517	\$434	\$432	\$467	\$532	14%	\$	65	
518	\$283	\$283	\$306	\$348	14%	\$	43	
519	\$708	\$705	\$761	\$869	14%	\$	108	
520	\$722	\$718	\$775	\$886	14%	\$	110	
521	\$526	\$538	\$579	\$651	12%	\$	72	
522	\$520	\$518	\$559	\$638	14%	\$	79	
523	\$547	\$545	\$589	\$672	14%	\$	84	
524	\$547	\$545	\$589	\$672	14%	\$	84	
525	\$550	\$548	\$592	\$675	14%	\$	83	
526	\$550	\$548	\$592	\$675	14%	\$	83	
527	\$427	\$425	\$459	\$524	14%	\$	65	
528	\$566	\$564	\$609	\$695	14%	\$	86	
529	\$430	\$442	\$476	\$533	12%	\$	58	
530	\$434	\$447	\$481	\$539	12%	\$	58	
531	\$728	\$738	\$795	\$898	13%	\$	103	
532	\$712	\$723	\$779	\$879	13%	\$	99	
600	\$415	\$413	\$446	\$510	14%	\$	64	
601	\$558	\$556	\$600	\$686	14%	\$	85	
602	\$564	\$576	\$620	\$698	13%	\$	78	
603	\$568	\$565	\$599	\$684	14%	\$	85	
604	\$568	\$565	\$599	\$684	14%	\$	85	
605	\$554	\$552	\$596	\$680	14%	\$	84	
606	\$554	\$552	\$596	\$680	14%	\$	84	
607	\$283	\$283	\$306	\$348	14%	\$	43	
608	\$434	\$432	\$467	\$532	14%	\$	65	
609	\$722	\$718	\$775	\$886	14%	\$	110	
610	\$708	\$705	\$761	\$869	14%	\$	108	
611	\$410	\$407	\$440	\$503	14%	\$	63	
612	\$423	\$421	\$455	\$519	14%	\$	65	
613	\$561	\$560	\$605	\$689	14%	\$	85	

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						
	2011	2012	Current	2013	Monthly Change Percent	Monthly Change Dollars	Notes
614	\$310	\$308	\$333	\$380	14%	\$ 47	
615	\$554	\$552	\$596	\$680	14%	\$ 84	
616	\$560	\$572	\$616	\$693	12%	\$ 76	
617	\$434	\$432	\$467	\$532	14%	\$ 65	
618	\$283	\$283	\$306	\$348	14%	\$ 43	
619	\$736	\$747	\$803	\$904	13%	\$ 100	
620	\$722	\$718	\$775	\$886	14%	\$ 110	
621	\$526	\$538	\$579	\$651	12%	\$ 72	
622	\$520	\$518	\$559	\$638	14%	\$ 79	
623	\$553	\$565	\$609	\$685	13%	\$ 76	
624	\$553	\$565	\$609	\$685	13%	\$ 76	
625	\$550	\$548	\$592	\$675	14%	\$ 83	
626	\$550	\$548	\$592	\$675	14%	\$ 83	
627	\$449	\$447	\$481	\$546	13%	\$ 65	
628	\$566	\$564	\$609	\$695	14%	\$ 86	
629	\$424	\$422	\$456	\$520	14%	\$ 65	
630	\$498	\$496	\$529	\$592	12%	\$ 63	
631	\$657	\$655	\$706	\$802	14%	\$ 96	
632	\$802	\$799	\$863	\$984	14%	\$ 121	
700	\$415	\$413	\$446	\$510	14%	\$ 64	
701	\$558	\$556	\$600	\$686	14%	\$ 85	
702	\$558	\$556	\$600	\$686	14%	\$ 85	
703	\$564	\$575	\$619	\$697	13%	\$ 78	
704	\$569	\$566	\$610	\$695	14%	\$ 85	
705	\$554	\$552	\$596	\$680	14%	\$ 84	
706	\$554	\$552	\$596	\$680	14%	\$ 84	
707	\$283	\$283	\$306	\$348	14%	\$ 43	
708	\$434	\$432	\$467	\$532	14%	\$ 65	
709	\$722	\$718	\$775	\$886	14%	\$ 110	
710	\$708	\$705	\$761	\$869	14%	\$ 108	
711	\$410	\$407	\$440	\$503	14%	\$ 63	
712	\$429	\$441	\$475	\$532	12%	\$ 57	
713	\$561	\$560	\$605	\$689	14%	\$ 85	
714	\$310	\$308	\$333	\$380	14%	\$ 47	

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013	Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
715	\$554	\$552	\$596	\$680	14%	\$ 84	
716	\$554	\$552	\$596	\$680	14%	\$ 84	
717	\$434	\$432	\$467	\$532	14%	\$ 65	
718	\$283	\$283	\$306	\$348	14%	\$ 43	
719	\$708	\$705	\$761	\$869	14%	\$ 108	
720	\$722	\$718	\$775	\$886	14%	\$ 110	
721	\$620	\$518	\$559	\$638	14%	\$ 79	
722	\$520	\$518	\$559	\$638	14%	\$ 79	
723	\$547	\$545	\$589	\$672	14%	\$ 84	
724	\$547	\$545	\$589	\$672	14%	\$ 84	
725	\$556	\$568	\$612	\$688	12%	\$ 76	
726	\$550	\$548	\$592	\$675	14%	\$ 83	
727	\$427	\$425	\$459	\$524	14%	\$ 65	
728	\$566	\$564	\$609	\$695	14%	\$ 86	
729	\$424	\$422	\$456	\$520	14%	\$ 65	
730	\$434	\$447	\$481	\$539	12%	\$ 58	
731	\$722	\$718	\$775	\$886	14%	\$ 110	
732	\$728	\$725	\$781	\$888	14%	\$ 107	
800	\$415	\$413	\$446	\$510	14%	\$ 64	
801	\$558	\$556	\$600	\$686	14%	\$ 85	
802	\$558	\$556	\$600	\$686	14%	\$ 85	
803	\$570	\$595	\$639	\$710	11%	\$ 71	
804	\$558	\$555	\$599	\$684	14%	\$ 85	
805	\$554	\$552	\$596	\$680	14%	\$ 84	
806	\$554	\$552	\$596	\$680	14%	\$ 84	
807	\$283	\$283	\$306	\$348	14%	\$ 43	
808	\$434	\$432	\$467	\$532	14%	\$ 65	
809	\$722	\$718	\$775	\$886	14%	\$ 110	
810	\$714	\$725	\$781	\$882	13%	\$ 100	
811	\$410	\$407	\$440	\$503	14%	\$ 63	
812	\$464	\$462	\$496	\$561	13%	\$ 65	
813	\$561	\$560	\$605	\$689	14%	\$ 85	
814	\$310	\$308	\$333	\$380	14%	\$ 47	
815	\$560	\$572	\$616	\$693	12%	\$ 76	

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
816	\$554	\$552	\$596	\$680	14%	\$ 84	
817	\$434	\$432	\$467	\$532	14%	\$ 65	
818	\$283	\$283	\$306	\$348	14%	\$ 43	
819	\$714	\$725	\$781	\$882	13%	\$ 100	
820	\$750	\$760	\$817	\$920	13%	\$ 103	
821	\$520	\$518	\$559	\$638	14%	\$ 79	
822	\$526	\$538	\$579	\$651	12%	\$ 72	
823	\$547	\$545	\$589	\$672	14%	\$ 84	
824	\$626	\$624	\$668	\$751	13%	\$ 84	
825	\$550	\$548	\$592	\$675	14%	\$ 83	
826	\$550	\$548	\$592	\$675	14%	\$ 83	
827	\$427	\$425	\$459	\$524	14%	\$ 65	
828	\$578	\$604	\$649	\$721	11%	\$ 72	
829	\$424	\$422	\$456	\$520	14%	\$ 65	
830	\$428	\$427	\$461	\$526	14%	\$ 65	
831	\$722	\$718	\$775	\$886	14%	\$ 110	
832	\$706	\$703	\$759	\$866	14%	\$ 107	
900	\$415	\$413	\$446	\$510	14%	\$ 64	
901	\$558	\$556	\$600	\$686	14%	\$ 85	
902	\$564	\$576	\$620	\$698	13%	\$ 78	
903	\$558	\$555	\$599	\$684	14%	\$ 85	
904	\$558	\$555	\$599	\$684	14%	\$ 85	
905	\$554	\$552	\$596	\$680	14%	\$ 84	
906	\$554	\$552	\$596	\$680	14%	\$ 84	
907	\$283	\$283	\$306	\$348	14%	\$ 43	
908	\$456	\$454	\$489	\$554	13%	\$ 65	
909	\$728	\$738	\$795	\$898	13%	\$ 103	
910	\$714	\$725	\$781	\$882	13%	\$ 100	
911	\$410	\$407	\$440	\$503	14%	\$ 63	
912	\$423	\$421	\$455	\$519	14%	\$ 65	
913	\$561	\$560	\$605	\$689	14%	\$ 85	
914	\$310	\$308	\$333	\$380	14%	\$ 47	
915	\$560	\$572	\$616	\$693	12%	\$ 76	
916	\$554	\$552	\$596	\$680	14%	\$ 84	

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Unit	Unit Fee Comparison							Notes
	2011	2012	Current	2013	Current to 2013	Change	Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Monthly Change Dollars	
917	\$440	\$452	\$487	\$545	12%	\$	58	
918	\$283	\$283	\$306	\$348	14%	\$	43	
919	\$736	\$747	\$803	\$904	13%	\$	100	
920	\$722	\$718	\$775	\$886	14%	\$	110	
921	\$526	\$538	\$579	\$651	12%	\$	72	
922	\$526	\$538	\$579	\$651	12%	\$	72	
923	\$575	\$587	\$631	\$707	12%	\$	76	
924	\$547	\$545	\$589	\$672	14%	\$	84	
925	\$550	\$548	\$592	\$675	14%	\$	83	
926	\$550	\$548	\$592	\$675	14%	\$	83	
927	\$433	\$445	\$479	\$537	12%	\$	58	
928	\$566	\$564	\$609	\$695	14%	\$	86	
929	\$424	\$422	\$456	\$520	14%	\$	65	
930	\$428	\$427	\$461	\$526	14%	\$	65	
931	\$722	\$718	\$775	\$886	14%	\$	110	
932	\$791	\$802	\$858	\$958	12%	\$	99	
1000	\$421	\$433	\$466	\$523	12%	\$	56	
1001	\$558	\$556	\$600	\$686	14%	\$	85	
1002	\$558	\$556	\$600	\$686	14%	\$	85	
1003	\$558	\$555	\$599	\$684	14%	\$	85	
1004	\$558	\$555	\$599	\$684	14%	\$	85	
1005	\$560	\$572	\$616	\$693	12%	\$	76	
1006	\$554	\$552	\$596	\$680	14%	\$	84	
1007	\$283	\$283	\$306	\$348	14%	\$	43	
1008	\$434	\$432	\$467	\$532	14%	\$	65	
1009	\$722	\$718	\$775	\$886	14%	\$	110	
1010	\$708	\$705	\$761	\$869	14%	\$	108	
1011	\$416	\$427	\$460	\$516	12%	\$	56	
1012	\$423	\$421	\$455	\$519	14%	\$	65	
1013	\$561	\$560	\$605	\$689	14%	\$	85	
1014	\$316	\$328	\$353	\$393	11%	\$	40	
1015	\$554	\$562	\$596	\$680	14%	\$	84	
1016	\$582	\$594	\$638	\$715	12%	\$	76	
1017	\$434	\$432	\$467	\$532	14%	\$	65	

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Unit	Unit Fee Comparison						
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
1018	\$283	\$283	\$306	\$348	14%	\$ 43	
1019	\$742	\$767	\$823	\$917	11%	\$ 93	
1020	\$728	\$738	\$795	\$898	13%	\$ 103	
1021	\$520	\$518	\$559	\$638	14%	\$ 79	
1022	\$520	\$518	\$559	\$638	14%	\$ 79	
1023	\$547	\$545	\$589	\$672	14%	\$ 84	
1024	\$547	\$545	\$589	\$672	14%	\$ 84	
1025	\$568	\$608	\$652	\$713	9%	\$ 61	
1026	\$550	\$548	\$592	\$675	14%	\$ 83	
1027	\$427	\$425	\$459	\$524	14%	\$ 65	
1028	\$572	\$584	\$629	\$708	13%	\$ 79	
1029	\$424	\$422	\$456	\$520	14%	\$ 65	
1030	\$428	\$427	\$461	\$526	14%	\$ 65	
1031	\$722	\$718	\$775	\$886	14%	\$ 110	
1032	\$712	\$723	\$779	\$879	13%	\$ 99	
1100	\$421	\$433	\$466	\$523	12%	\$ 56	
1101	\$558	\$556	\$600	\$686	14%	\$ 85	
1102	\$558	\$556	\$600	\$686	14%	\$ 85	
1103	\$558	\$555	\$599	\$684	14%	\$ 85	
1104	\$558	\$555	\$599	\$684	14%	\$ 85	
1105	\$554	\$552	\$596	\$680	14%	\$ 84	
1106	\$554	\$552	\$596	\$680	14%	\$ 84	
1107	\$283	\$283	\$306	\$348	14%	\$ 43	
1108	\$434	\$432	\$467	\$532	14%	\$ 65	
1109	\$728	\$738	\$795	\$898	13%	\$ 103	
1110	\$708	\$705	\$761	\$869	14%	\$ 108	
1111	\$410	\$407	\$440	\$503	14%	\$ 63	
1112	\$423	\$421	\$455	\$519	14%	\$ 65	
1113	\$561	\$560	\$605	\$689	14%	\$ 85	
1114	\$310	\$308	\$333	\$380	14%	\$ 47	
1115	\$554	\$552	\$596	\$680	14%	\$ 84	
1116	\$554	\$552	\$596	\$680	14%	\$ 84	
1117	\$434	\$432	\$467	\$532	14%	\$ 65	
1118	\$283	\$283	\$306	\$348	14%	\$ 43	

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Unit	Unit Fee Comparison						
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
1119	\$708	\$705	\$761	\$869	14%	\$108	
1120	\$722	\$718	\$775	\$886	14%	\$110	
1121	\$520	\$518	\$559	\$638	14%	\$79	
1122	\$520	\$518	\$559	\$638	14%	\$79	
1123	\$547	\$545	\$589	\$672	14%	\$84	
1124	\$547	\$545	\$589	\$672	14%	\$84	
1125	\$550	\$548	\$592	\$675	14%	\$83	
1126	\$550	\$548	\$592	\$675	14%	\$83	
1127	\$427	\$425	\$459	\$524	14%	\$65	
1128	\$572	\$584	\$629	\$708	13%	\$79	
1129	\$424	\$422	\$456	\$520	14%	\$65	
1130	\$428	\$427	\$461	\$526	14%	\$65	
1131	\$722	\$718	\$775	\$886	14%	\$110	
1132	\$718	\$743	\$799	\$892	12%	\$92	
1200	\$415	\$413	\$446	\$510	14%	\$64	
1201	\$558	\$556	\$600	\$686	14%	\$85	
1202	\$558	\$556	\$600	\$686	14%	\$85	
1203	\$558	\$555	\$599	\$684	14%	\$85	
1204	\$558	\$555	\$599	\$684	14%	\$85	
1205	\$554	\$552	\$596	\$680	14%	\$84	
1206	\$560	\$572	\$616	\$693	12%	\$76	
1207	\$283	\$283	\$306	\$348	14%	\$43	
1208	\$434	\$432	\$467	\$532	14%	\$65	
1209	\$722	\$718	\$775	\$886	14%	\$110	
1210	\$708	\$705	\$761	\$869	14%	\$108	
1211	\$410	\$407	\$440	\$503	14%	\$63	
1212	\$423	\$421	\$455	\$519	14%	\$65	
1213	\$573	\$600	\$645	\$715	11%	\$70	
1214	\$310	\$308	\$333	\$380	14%	\$47	
1215	\$554	\$552	\$596	\$680	14%	\$84	
1216	\$554	\$552	\$596	\$680	14%	\$84	
1217	\$434	\$432	\$467	\$532	14%	\$65	
1218	\$283	\$283	\$306	\$348	14%	\$43	
1219	\$714	\$725	\$781	\$882	13%	\$100	

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Unit	Unit Fee Comparison						Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1220	\$722	\$718	\$775	\$886	14%	\$ 110	
1221	\$520	\$518	\$559	\$638	14%	\$ 79	
1222	\$520	\$518	\$559	\$638	14%	\$ 79	
1223	\$547	\$545	\$589	\$672	14%	\$ 84	
1224	\$553	\$565	\$609	\$685	13%	\$ 76	
1225	\$550	\$548	\$592	\$675	14%	\$ 83	
1226	\$556	\$568	\$612	\$688	12%	\$ 76	
1227	\$427	\$425	\$459	\$524	14%	\$ 65	
1228	\$566	\$564	\$609	\$695	14%	\$ 86	
1229	\$424	\$422	\$456	\$520	14%	\$ 65	
1230	\$428	\$427	\$461	\$526	14%	\$ 65	
1231	\$722	\$718	\$775	\$886	14%	\$ 110	
1232	\$718	\$743	\$799	\$892	12%	\$ 92	
1300	\$415	\$413	\$446	\$510	14%	\$ 64	
1301	\$558	\$556	\$600	\$686	14%	\$ 85	
1302	\$564	\$576	\$620	\$698	13%	\$ 78	
1303	\$643	\$654	\$698	\$776	11%	\$ 78	
1304	\$558	\$555	\$599	\$684	14%	\$ 85	
1305	\$554	\$552	\$596	\$680	14%	\$ 84	
1306	\$554	\$552	\$596	\$680	14%	\$ 84	
1307	\$283	\$283	\$306	\$348	14%	\$ 43	
1308	\$462	\$474	\$509	\$567	11%	\$ 58	
1309	\$722	\$718	\$775	\$886	14%	\$ 110	
1310	\$714	\$725	\$781	\$882	13%	\$ 100	
1311	\$410	\$407	\$440	\$503	14%	\$ 63	
1312	\$423	\$421	\$455	\$519	14%	\$ 65	
1313	\$561	\$560	\$605	\$689	14%	\$ 85	
1314	\$310	\$308	\$333	\$380	14%	\$ 47	
1315	\$560	\$572	\$616	\$693	12%	\$ 76	
1316	\$554	\$552	\$596	\$680	14%	\$ 84	
1317	\$434	\$432	\$467	\$532	14%	\$ 65	
1318	\$289	\$303	\$326	\$361	11%	\$ 36	
1319	\$708	\$705	\$761	\$869	14%	\$ 108	
1320	\$722	\$718	\$775	\$886	14%	\$ 110	

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Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013	Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1321	\$520	\$518	\$559	\$638	14%	\$ 79	
1322	\$520	\$518	\$559	\$638	14%	\$ 79	
1323	\$547	\$545	\$589	\$672	14%	\$ 84	
1324	\$547	\$545	\$589	\$672	14%	\$ 84	
1325	\$550	\$548	\$592	\$675	14%	\$ 83	
1326	\$550	\$548	\$592	\$675	14%	\$ 83	
1327	\$427	\$425	\$459	\$524	14%	\$ 65	
1328	\$572	\$584	\$629	\$708	13%	\$ 79	
1329	\$424	\$422	\$456	\$520	14%	\$ 65	
1330	\$428	\$427	\$461	\$526	14%	\$ 65	
1331	\$728	\$738	\$795	\$898	13%	\$ 103	
1332	\$706	\$703	\$759	\$866	14%	\$ 107	
1400	\$415	\$413	\$446	\$510	14%	\$ 64	
1401	\$558	\$556	\$600	\$686	14%	\$ 85	
1402	\$558	\$556	\$600	\$686	14%	\$ 85	
1403	\$564	\$575	\$619	\$697	13%	\$ 78	
1404	\$564	\$575	\$619	\$697	13%	\$ 78	
1405	\$554	\$552	\$596	\$680	14%	\$ 84	
1406	\$554	\$552	\$596	\$680	14%	\$ 84	
1407	\$283	\$283	\$306	\$348	14%	\$ 43	
1408	\$434	\$432	\$467	\$532	14%	\$ 65	
1409	\$750	\$760	\$817	\$920	13%	\$ 103	
1410	\$708	\$705	\$761	\$869	14%	\$ 108	
1411	\$410	\$407	\$440	\$503	14%	\$ 63	
1412	\$423	\$421	\$455	\$519	14%	\$ 65	
1413	\$561	\$560	\$605	\$689	14%	\$ 85	
1414	\$310	\$308	\$333	\$380	14%	\$ 47	
1415	\$554	\$552	\$596	\$680	14%	\$ 84	
1416	\$554	\$552	\$596	\$680	14%	\$ 84	
1417	\$434	\$432	\$467	\$532	14%	\$ 65	
1418	\$283	\$283	\$306	\$348	14%	\$ 43	
1419	\$708	\$705	\$761	\$869	14%	\$ 108	
1420	\$722	\$718	\$775	\$886	14%	\$ 110	
1421	\$520	\$518	\$559	\$638	14%	\$ 79	

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Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013 Change	2013	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1422	\$520	\$518	\$559	\$638	14%	\$ 79	
1423	\$547	\$545	\$589	\$672	14%	\$ 84	
1424	\$547	\$545	\$589	\$672	14%	\$ 84	
1425	\$572	\$570	\$614	\$697	13%	\$ 83	
1426	\$550	\$548	\$592	\$675	14%	\$ 83	
1427	\$477	\$489	\$523	\$581	11%	\$ 58	
1428	\$566	\$564	\$609	\$695	14%	\$ 86	
1429	\$424	\$422	\$456	\$520	14%	\$ 65	
1430	\$456	\$469	\$503	\$561	12%	\$ 58	
1431	\$722	\$718	\$775	\$886	14%	\$ 110	
1432	\$712	\$723	\$779	\$879	13%	\$ 99	
1500	\$415	\$413	\$446	\$510	14%	\$ 64	
1501	\$558	\$556	\$600	\$686	14%	\$ 85	
1502	\$558	\$556	\$600	\$686	14%	\$ 85	
1503	\$558	\$555	\$599	\$684	14%	\$ 85	
1504	\$558	\$555	\$599	\$684	14%	\$ 85	
1505	\$582	\$594	\$638	\$715	12%	\$ 76	
1506	\$677	\$675	\$719	\$803	12%	\$ 84	
1507	\$283	\$283	\$306	\$348	14%	\$ 43	
1508	\$434	\$432	\$467	\$532	14%	\$ 65	
1509	\$722	\$718	\$775	\$886	14%	\$ 110	
1510	\$714	\$725	\$781	\$882	13%	\$ 100	
1511	\$410	\$407	\$440	\$503	14%	\$ 63	
1512	\$423	\$421	\$455	\$519	14%	\$ 65	
1513	\$561	\$560	\$605	\$689	14%	\$ 85	
1514	\$310	\$308	\$333	\$380	14%	\$ 47	
1515	\$554	\$552	\$596	\$680	14%	\$ 84	
1516	\$633	\$631	\$675	\$759	12%	\$ 84	
1517	\$569	\$566	\$611	\$698	14%	\$ 86	
1518	\$283	\$283	\$306	\$348	14%	\$ 43	
1519	\$573	\$571	\$617	\$703	14%	\$ 87	
1520	\$734	\$758	\$815	\$911	12%	\$ 96	
1521	\$520	\$518	\$559	\$638	14%	\$ 79	
1522	\$520	\$518	\$559	\$638	14%	\$ 79	

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Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013 Change	Current to 2013 Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1523	\$547	\$545	\$589	\$672	14%	\$ 84	
1524	\$547	\$545	\$589	\$672	14%	\$ 84	
1525	\$550	\$548	\$592	\$675	14%	\$ 83	
1526	\$550	\$548	\$592	\$675	14%	\$ 83	
1527	\$427	\$425	\$459	\$524	14%	\$ 65	
1528	\$566	\$564	\$609	\$695	14%	\$ 86	
1529	\$424	\$422	\$456	\$520	14%	\$ 65	
1530	\$428	\$427	\$461	\$526	14%	\$ 65	
1531	\$734	\$758	\$815	\$911	12%	\$ 96	
1532	\$706	\$703	\$759	\$866	14%	\$ 107	
1600	\$421	\$433	\$466	\$523	12%	\$ 56	
1601	\$558	\$556	\$600	\$686	14%	\$ 85	
1602	\$558	\$556	\$600	\$686	14%	\$ 85	
1603	\$558	\$555	\$599	\$684	14%	\$ 85	
1604	\$558	\$555	\$599	\$684	14%	\$ 85	
1605	\$560	\$572	\$616	\$693	12%	\$ 76	
1606	\$566	\$592	\$636	\$705	11%	\$ 69	
1607	\$283	\$283	\$306	\$348	14%	\$ 43	
1608	\$434	\$432	\$467	\$532	14%	\$ 65	
1609	\$750	\$760	\$817	\$920	13%	\$ 103	
1610	\$714	\$725	\$781	\$882	13%	\$ 100	
1611	\$410	\$407	\$440	\$503	14%	\$ 63	
1612	\$423	\$421	\$455	\$519	14%	\$ 65	
1613	\$561	\$560	\$605	\$689	14%	\$ 85	
1614	\$310	\$308	\$333	\$380	14%	\$ 47	
1615	\$554	\$552	\$596	\$680	14%	\$ 84	
1616	\$554	\$552	\$596	\$680	14%	\$ 84	
1617	\$434	\$432	\$467	\$532	14%	\$ 65	
1618	\$283	\$283	\$306	\$348	14%	\$ 43	
1619	\$708	\$705	\$761	\$869	14%	\$ 108	
1620	\$722	\$718	\$775	\$886	14%	\$ 110	
1621	\$526	\$538	\$579	\$651	12%	\$ 72	
1622	\$526	\$538	\$579	\$651	12%	\$ 72	
1623	\$547	\$545	\$589	\$672	14%	\$ 84	

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Unit	Unit Fee Comparison							
	2011	2012	Current	2013	Current to 2013 Change	Monthly Change Percent	Monthly Change Dollars	Notes
1624	\$547	\$545	\$589	\$672	14%	14%	\$ 84	
1625	\$550	\$548	\$592	\$675	14%	14%	\$ 83	
1626	\$550	\$548	\$592	\$675	14%	14%	\$ 83	
1627	\$433	\$445	\$479	\$537	12%	12%	\$ 58	
1628	\$566	\$564	\$609	\$695	14%	14%	\$ 86	
1629	\$424	\$422	\$456	\$520	14%	14%	\$ 65	
1630	\$428	\$427	\$461	\$526	14%	14%	\$ 65	
1631	\$744	\$740	\$797	\$908	14%	14%	\$ 110	
1632	\$712	\$723	\$779	\$879	13%	13%	\$ 99	
Gas Station:	\$2,543	\$2,521	\$2,723	\$461	-83%	-83%	\$ (2,261)	
Restaurant	\$8,592	\$8,515	\$9,196	\$1,559	-83%	-83%	\$ (7,638)	
<b>Total:</b>	<b>\$250,262</b>	<b>\$250,722</b>	<b>\$270,384</b>	<b>\$293,326</b>			<b>\$22,941</b>	

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Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
300	\$0	\$0	\$0	\$316	\$5,307	\$0	\$0	\$0	\$243	\$0	\$5,866	\$489
301	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$0	\$327	\$0	\$7,890	\$657
302	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$0	\$327	\$0	\$7,890	\$657
303	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$0	\$327	\$0	\$7,875	\$656
304	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$0	\$327	\$0	\$7,875	\$656
305	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$0	\$325	\$0	\$7,824	\$652
306	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$0	\$325	\$0	\$7,824	\$652
307	\$0	\$0	\$0	\$216	\$3,628	\$0	\$0	\$0	\$166	\$0	\$4,011	\$334
308	\$0	\$0	\$0	\$330	\$5,539	\$0	\$0	\$0	\$254	\$0	\$6,123	\$510
309	\$0	\$0	\$0	\$549	\$9,220	\$0	\$0	\$0	\$423	\$0	\$10,192	\$849
310	\$0	\$0	\$0	\$538	\$9,048	\$0	\$0	\$0	\$415	\$0	\$10,001	\$833
311	\$0	\$0	\$0	\$311	\$5,234	\$0	\$0	\$0	\$240	\$0	\$5,785	\$482
313	\$0	\$0	\$0	\$103	\$1,731	\$0	\$0	\$0	\$79	\$0	\$1,914	\$159
323	\$0	\$0	\$0	\$230	\$3,861	\$0	\$0	\$0	\$177	\$0	\$4,267	\$356
324	\$0	\$0	\$0	\$416	\$6,998	\$0	\$0	\$0	\$321	\$0	\$7,736	\$645
325	\$0	\$0	\$0	\$335	\$5,638	\$0	\$0	\$0	\$259	\$0	\$6,233	\$519
326	\$0	\$0	\$0	\$418	\$7,025	\$0	\$0	\$0	\$322	\$0	\$7,765	\$647
327	\$0	\$0	\$0	\$508	\$8,544	\$0	\$0	\$0	\$392	\$0	\$9,444	\$787
328	\$0	\$0	\$0	\$431	\$7,237	\$0	\$0	\$0	\$332	\$0	\$8,000	\$667
329	\$0	\$0	\$0	\$319	\$5,366	\$0	\$0	\$0	\$246	\$0	\$5,932	\$494
330	\$0	\$0	\$0	\$326	\$5,479	\$0	\$0	\$0	\$251	\$0	\$6,057	\$505
331	\$2,160	\$0	\$0	\$545	\$9,161	\$0	\$0	\$0	\$420	\$0	\$12,287	\$1,024
332	\$0	\$0	\$0	\$536	\$9,015	\$0	\$0	\$0	\$414	\$0	\$9,965	\$830
400	\$0	\$0	\$0	\$316	\$5,307	\$0	\$0	\$0	\$243	\$0	\$5,866	\$489
401	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$0	\$327	\$0	\$7,890	\$657
402	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$0	\$327	\$0	\$7,890	\$657
403	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$0	\$327	\$0	\$7,875	\$656
404	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$0	\$327	\$0	\$7,875	\$656
405	\$154	\$0	\$0	\$421	\$7,078	\$0	\$0	\$0	\$325	\$0	\$7,824	\$652
406	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$0	\$325	\$0	\$7,824	\$652
407	\$0	\$0	\$0	\$216	\$3,628	\$0	\$0	\$0	\$166	\$0	\$4,011	\$334
408	\$0	\$0	\$0	\$330	\$5,539	\$0	\$0	\$0	\$254	\$0	\$6,123	\$510
409	\$0	\$0	\$0	\$549	\$9,220	\$0	\$0	\$0	\$423	\$264	\$10,456	\$871
410	\$0	\$0	\$0	\$538	\$9,048	\$0	\$0	\$0	\$415	\$132	\$10,133	\$844
411	\$0	\$0	\$0	\$311	\$5,234	\$0	\$0	\$0	\$240	\$0	\$5,785	\$482
412	\$0	\$0	\$0	\$322	\$5,406	\$0	\$0	\$0	\$248	\$0	\$5,976	\$496
413	\$0	\$0	\$0	\$427	\$7,177	\$0	\$0	\$0	\$329	\$0	\$7,984	\$661
414	\$0	\$0	\$0	\$235	\$3,964	\$0	\$0	\$0	\$181	\$0	\$4,370	\$354
415	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$0	\$325	\$0	\$7,824	\$652
416	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$0	\$325	\$0	\$7,824	\$652
417	\$0	\$0	\$0	\$330	\$5,539	\$0	\$0	\$0	\$254	\$0	\$6,123	\$510
418	\$0	\$0	\$0	\$216	\$3,628	\$0	\$0	\$0	\$166	\$0	\$4,011	\$334
419	\$0	\$0	\$0	\$538	\$9,048	\$0	\$0	\$0	\$415	\$0	\$10,001	\$833
420	\$0	\$0	\$0	\$549	\$9,220	\$0	\$0	\$0	\$423	\$0	\$10,192	\$849
423	\$0	\$0	\$0	\$416	\$6,998	\$0	\$0	\$0	\$321	\$0	\$7,736	\$645
424	\$154	\$0	\$0	\$416	\$6,998	\$0	\$0	\$0	\$321	\$0	\$7,890	\$658

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi-user)	Comm. LCE (multi user)	Res./Com. LCE (multi-user)	Res./Com. LCE (single-user)	Assessment Type	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	Approved Monthly Fee	Notes
425	\$0	\$0	\$0	\$418	\$7,025	\$0	0	\$322	\$0	\$0	\$0	\$7,765	\$647	
426	\$0	\$0	\$0	\$418	\$7,025	\$0	0	\$322	\$0	\$0	\$0	\$7,765	\$647	
427	\$0	\$0	\$0	\$324	\$5,452	\$0	0	\$320	\$0	\$0	\$0	\$6,027	\$502	
428	\$0	\$0	\$0	\$431	\$7,237	\$0	0	\$332	\$0	\$0	\$0	\$8,000	\$667	
429	\$0	\$0	\$0	\$322	\$5,419	\$0	0	\$249	\$0	\$0	\$0	\$6,990	\$499	
430	\$0	\$0	\$0	\$326	\$5,479	\$0	0	\$251	\$0	\$0	\$0	\$6,057	\$505	
431	\$0	\$0	\$0	\$549	\$9,220	\$0	0	\$423	\$0	\$0	\$0	\$10,192	\$849	
432	\$0	\$0	\$0	\$536	\$9,015	\$0	0	\$414	\$0	\$0	\$0	\$9,965	\$830	
500	\$0	\$0	\$715	\$0	\$5,164	\$0	0	\$237	\$0	\$0	\$0	\$6,116	\$510	
501	\$0	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,226	\$686	
502	\$0	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,226	\$686	
503	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
504	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
505	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
506	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
507	\$0	\$0	\$489	\$0	\$3,531	\$0	0	\$162	\$0	\$0	\$0	\$4,182	\$348	
508	\$0	\$0	\$746	\$0	\$5,390	\$0	0	\$247	\$0	\$0	\$0	\$6,384	\$532	
509	\$0	\$0	\$1,242	\$0	\$8,973	\$0	0	\$412	\$0	\$0	\$0	\$10,627	\$886	
510	\$154	\$0	\$1,219	\$0	\$8,805	\$0	0	\$404	\$0	\$0	\$0	\$10,582	\$882	
511	\$0	\$0	\$705	\$0	\$5,093	\$0	0	\$234	\$0	\$0	\$0	\$6,032	\$503	
512	\$0	\$0	\$728	\$0	\$5,261	\$0	0	\$241	\$0	\$0	\$0	\$6,231	\$519	
513	\$0	\$0	\$967	\$0	\$6,984	\$0	0	\$320	\$0	\$0	\$0	\$8,272	\$689	
514	\$0	\$0	\$533	\$0	\$3,847	\$0	0	\$176	\$0	\$0	\$0	\$4,556	\$380	
515	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
516	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
517	\$0	\$0	\$746	\$0	\$5,390	\$0	0	\$247	\$0	\$0	\$0	\$6,384	\$532	
518	\$0	\$0	\$489	\$0	\$3,531	\$0	0	\$162	\$0	\$0	\$0	\$4,182	\$348	
519	\$0	\$0	\$1,219	\$0	\$8,605	\$0	0	\$404	\$0	\$0	\$0	\$10,428	\$869	
520	\$0	\$0	\$1,242	\$0	\$8,973	\$0	0	\$412	\$0	\$0	\$0	\$10,627	\$886	
521	\$154	\$0	\$896	\$0	\$6,468	\$0	0	\$297	\$0	\$0	\$0	\$7,815	\$651	
522	\$0	\$0	\$896	\$0	\$6,468	\$0	0	\$297	\$0	\$0	\$0	\$7,660	\$638	
523	\$0	\$0	\$943	\$0	\$6,810	\$0	0	\$312	\$0	\$0	\$0	\$8,065	\$672	
524	\$0	\$0	\$943	\$0	\$6,810	\$0	0	\$312	\$0	\$0	\$0	\$8,065	\$672	
525	\$0	\$0	\$947	\$0	\$6,836	\$0	0	\$314	\$0	\$0	\$0	\$8,096	\$675	
526	\$0	\$0	\$947	\$0	\$6,836	\$0	0	\$314	\$0	\$0	\$0	\$8,096	\$675	
527	\$0	\$0	\$735	\$0	\$5,306	\$0	0	\$243	\$0	\$0	\$0	\$6,284	\$524	
528	\$0	\$0	\$975	\$0	\$7,043	\$0	0	\$323	\$0	\$0	\$0	\$8,341	\$695	
529	\$154	\$0	\$730	\$0	\$5,274	\$0	0	\$242	\$0	\$0	\$0	\$6,400	\$533	
530	\$154	\$0	\$738	\$0	\$5,332	\$0	0	\$245	\$0	\$0	\$0	\$6,469	\$539	
531	\$154	\$0	\$1,242	\$0	\$8,973	\$0	0	\$412	\$0	\$0	\$0	\$10,781	\$898	
532	\$154	\$0	\$1,215	\$0	\$8,773	\$0	0	\$402	\$0	\$0	\$0	\$10,544	\$879	
600	\$0	\$0	\$715	\$0	\$5,164	\$0	0	\$237	\$0	\$0	\$0	\$6,116	\$510	
601	\$0	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,226	\$686	
602	\$154	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,380	\$698	
603	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
604	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
605	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
606	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
607	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
608	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
609	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
610	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
611	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
612	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
613	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
614	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
615	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
616	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
617	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
618	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
619	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$264	\$0	\$10,846	\$904
620	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
621	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
622	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$7,660	\$638
623	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,220	\$685
624	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,220	\$685
625	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
626	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
627	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$264	\$6,548	\$546
628	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
629	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
630	\$0	\$0	\$720	\$0	\$5,203	\$0	\$0	\$239	\$948	\$0	\$7,110	\$592
631	\$0	\$0	\$1,094	\$0	\$7,901	\$0	\$0	\$962	\$0	\$264	\$9,621	\$802
632	\$0	\$0	\$1,381	\$0	\$9,973	\$0	\$0	\$457	\$0	\$0	\$11,811	\$984
700	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
701	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
702	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
703	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,365	\$697
704	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$132	\$8,343	\$695
705	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
706	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
707	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
708	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
709	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
710	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
711	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
712	\$154	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,385	\$532
713	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
714	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
715	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
716	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
717	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
718	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
719	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Washer Dryer	Approved Annual Fee	Approved Monthly Fee	Note
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	ISF Storage				
720	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$0	\$10,627	\$886	
721	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$0	\$7,660	\$638	
722	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$0	\$7,660	\$638	
723	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$0	\$8,065	\$672	
724	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$0	\$8,065	\$672	
725	\$154	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$0	\$8,250	\$688	
726	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$0	\$8,096	\$675	
727	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$0	\$6,284	\$524	
728	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$0	\$8,341	\$695	
729	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$0	\$6,246	\$520	
730	\$154	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$0	\$6,469	\$539	
731	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$264	\$10,627	\$886	
732	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$6,116	\$10,654	\$888	
800	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$0	\$6,116	\$510	
801	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$0	\$8,226	\$686	
802	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$0	\$8,226	\$686	
803	\$309	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$0	\$8,519	\$710	
804	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$0	\$8,211	\$684	
805	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$0	\$8,157	\$680	
806	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$0	\$8,157	\$680	
807	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$0	\$4,182	\$348	
808	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$0	\$6,384	\$532	
809	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$0	\$10,627	\$886	
810	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$0	\$10,582	\$882	
811	\$0	\$0	\$705	\$0	\$4,093	\$0	\$0	\$234	\$0	\$0	\$0	\$6,032	\$503	
812	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$496	\$0	\$0	\$6,726	\$561	
813	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$0	\$8,272	\$689	
814	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$0	\$4,556	\$380	
815	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$0	\$8,311	\$683	
816	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$0	\$8,157	\$680	
817	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$0	\$6,384	\$532	
818	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$0	\$4,182	\$348	
819	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$0	\$10,582	\$882	
820	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$264	\$11,045	\$920	
821	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$0	\$7,660	\$638	
822	\$154	\$0	\$696	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$0	\$7,660	\$638	
823	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$0	\$8,065	\$672	
824	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$0	\$8,065	\$672	
825	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$948	\$0	\$0	\$9,013	\$751	
826	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$0	\$8,096	\$675	
827	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$0	\$6,284	\$524	
828	\$309	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$0	\$8,649	\$721	
829	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$0	\$6,246	\$520	
830	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$0	\$6,315	\$526	
831	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$0	\$10,627	\$886	
832	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$0	\$10,390	\$866	
900	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$0	\$6,116	\$510	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type											Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm LCE (multi user)	Res/Com LCE (multi user)	Res/Com LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	
901	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
902	\$154	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,380	\$698
903	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
904	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
905	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
906	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
907	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
908	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$264	\$6,648	\$554
909	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898
910	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
911	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
912	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
913	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
914	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,566	\$380
915	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
916	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$650
917	\$154	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,538	\$545
918	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
919	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$264	\$0	\$10,846	\$904
920	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
921	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
922	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
923	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$264	\$0	\$8,484	\$707
924	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,066	\$672
925	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
926	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
927	\$154	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,439	\$537
928	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
929	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
930	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
931	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
932	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$948	\$0	\$11,492	\$958
1000	\$154	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,270	\$523
1001	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1002	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1003	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1004	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1005	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1006	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1007	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1008	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1009	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1010	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1011	\$154	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,186	\$516
1012	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1013	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1014	\$154	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,711	\$393

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi-user)	Comm. LCE (multi user)	Res./Com. LCE (multi-user)	Res./Com. LCE (single-user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	Approved Monthly Fee	Notes
1015	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$690	
1016	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$284	\$6,575	\$715	
1017	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
1018	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
1019	\$309	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$264	\$0	\$11,000	\$917	
1020	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898	
1021	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1022	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1023	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1024	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1025	\$463	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,559	\$713	
1026	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
1027	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524	
1028	\$154	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,495	\$708	
1029	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520	
1030	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526	
1031	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
1032	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,544	\$879	
1100	\$154	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,270	\$523	
1101	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686	
1102	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686	
1103	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684	
1104	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684	
1105	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1106	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1107	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
1108	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
1109	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898	
1110	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869	
1111	\$0	\$0	\$705	\$0	\$5,083	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503	
1112	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519	
1113	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689	
1114	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380	
1115	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1116	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1117	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
1118	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
1119	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869	
1120	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
1121	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1122	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1123	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1124	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1125	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
1126	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
1127	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524	
1128	\$154	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,495	\$708	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
1129	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$0	\$242	\$0	\$6,246	\$520
1130	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1131	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1132	\$309	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,698	\$892
1200	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1201	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1202	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1203	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1204	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1205	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1206	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1207	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1208	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1209	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1210	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1211	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1212	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1213	\$309	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,581	\$715
1214	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
1215	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1216	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1217	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1218	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1219	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1220	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1221	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1222	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1223	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1224	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,220	\$685
1225	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1226	\$154	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,250	\$688
1227	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524
1228	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1229	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1230	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1231	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1232	\$309	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,698	\$892
1300	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1301	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1302	\$154	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,380	\$698
1303	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$948	\$0	\$9,313	\$776
1304	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1305	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1306	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1307	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1308	\$154	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$264	\$6,802	\$567
1309	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$866

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes		
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee	Approved Monthly Fee
1310	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1311	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1312	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1313	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1314	\$0	\$0	\$633	\$0	\$3,847	\$0	\$0	\$0	\$176	\$0	\$0	\$4,566	\$380
1315	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1316	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1317	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1318	\$154	\$0	\$489	\$0	\$3,531	\$0	\$0	\$0	\$162	\$0	\$0	\$4,336	\$361
1319	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1320	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1321	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1322	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1323	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1324	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1325	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1326	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1327	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524
1328	\$154	\$0	\$975	\$0	\$7,043	\$0	\$0	\$0	\$323	\$0	\$0	\$8,495	\$708
1329	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$0	\$242	\$0	\$0	\$6,245	\$520
1330	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1331	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898
1332	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$0	\$402	\$0	\$0	\$10,390	\$866
1400	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1401	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1402	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1403	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$0	\$318	\$0	\$0	\$8,365	\$697
1404	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$0	\$318	\$0	\$0	\$8,365	\$697
1405	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1406	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1407	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1408	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1409	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$264	\$11,045	\$920
1410	\$0	\$0	\$1,219	\$0	\$8,605	\$0	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1411	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1412	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1413	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1414	\$0	\$0	\$633	\$0	\$3,847	\$0	\$0	\$0	\$176	\$0	\$0	\$4,566	\$380
1415	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1416	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1417	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1418	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1419	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1420	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1421	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1422	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1423	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type											Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	
1424	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1425	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$264	\$0	\$8,360	\$697
1426	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1427	\$154	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$528	\$0	\$6,967	\$581
1428	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1429	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1430	\$154	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$264	\$6,733	\$561
1431	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1432	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,544	\$879
1500	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1501	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1502	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1503	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1504	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1505	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$264	\$0	\$8,575	\$715
1506	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$1,212	\$264	\$9,633	\$803
1507	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1508	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1509	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1510	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1511	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1512	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1513	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1514	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
1515	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1516	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$948	\$0	\$9,105	\$759
1517	\$0	\$0	\$979	\$0	\$7,068	\$0	\$0	\$324	\$0	\$0	\$8,371	\$689
1518	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1519	\$0	\$0	\$987	\$0	\$7,126	\$0	\$0	\$327	\$0	\$0	\$8,440	\$703
1520	\$309	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,935	\$911
1521	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1522	\$0	\$0	\$966	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1523	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1524	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1525	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1526	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1527	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524
1528	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1529	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1530	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1531	\$309	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,935	\$911
1532	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,390	\$866
1600	\$154	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,270	\$523
1601	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1602	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1603	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1604	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
1605	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1606	\$309	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,466	\$705
1607	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1608	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1609	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$264	\$0	\$11,045	\$920
1610	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1611	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1612	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1613	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1614	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
1615	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1616	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1617	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1618	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1619	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1620	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1621	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
1622	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
1623	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1624	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1625	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1626	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1627	\$154	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,439	\$537
1628	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1629	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1630	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1631	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$264	\$0	\$10,891	\$908
1632	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,544	\$879
Gas Station:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,537	\$0	\$0	\$5,537	\$461
Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,704	\$0	\$0	\$18,704	\$1,559
Total:	\$16,667	\$0	\$358,873	\$21,382	\$2,951,121	\$0	\$0	\$159,607	\$8,824	\$3,432	\$3,519,906	\$293,326
Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Pko Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multiple user)	Res./Com. LCE (single-user)	General Common Elements	Subsection D Expenses	2013 Budget Approved
	<b>INCOME</b>									
	<b>ASSESSMENT INCOME</b>									
	Assessments Parking Garage LCE	\$ 16,667								\$ 16,667
	Assessments Storage Area LCE			\$ 358,873	\$ 21,382					\$ 358,873
30140	Assessments Residential LCE									\$ 21,382
30141	Assessments Commercial LCE					2,891,121				\$ 2,891,121
	Assessments R/C LCE									
	Assessments R/C LCE (single user)									
	Assessments General Common Elements									
30143	Assessments Subsection D								\$ 159,607	\$ 159,607
	<b>Total Assessment Income</b>	\$ 16,667		\$ 358,873	\$ 21,382	\$ 2,891,121			\$ 159,607	\$ 3,407,651
	<b>OTHER INCOME</b>									
	Late Fees									
30171	Rental Income - Assoc. Owned Condos								\$ 15,000	\$ 15,000
30240	Reserve Interest Income from General								\$ 19,800	\$ 19,800
30287	Bad Debt Recovery					10,000				\$ 10,000
30290	Newsletter Advertising									
30221	Website Advertising									
30225	Parking Fee Income									
30244	Party Room Rental									
30257	Storage Areas					5,500				\$ 5,500
30261	ISF Storage Closets Rental									
30264	Move-in Fees			\$ 8,100						\$ 8,100
30318	Absentee Owner Fees									
30320	In-Unit Repairs Income									
30360	Antenna Rent Income									
30260	Miscellaneous Income								\$ 1,000	\$ 1,000
30382	KeVIFOB Income									\$ 2,000
30320	Laundry Income									\$ 43,000
30210	Washer/Dryer in Unit Fees									\$ 3,300
30211	Per Registration Fees									\$ 1,000
30261	Total Other Income			\$ 54,400		\$ 182,500			\$ 35,800	\$ 272,700
	<b>INTEREST INCOME</b>									
	Interest - Operating									
	Interest - Reserve									
	Total Interest Income									
	<b>TOTAL INCOME</b>	\$ 16,667		\$ 413,273	\$ 21,382	\$ 3,133,621			\$ 195,407	\$ 3,780,361

FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res. (Com. LCE (multiple user)	Res. (Com. LCE (single-user)	General Common Elements	Subsection D Expenses	2013 Budget Approved	Notes
<b>EXPENSES</b>											
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>											
50400	Bad Debts Expense		\$ 25,000							\$ 25,000	
51020	Postage		\$ 3,000							\$ 3,000	
51041	Postage Meter Lease										
51024	Cable Expenses		\$ 15,000							\$ 15,000	
51031	Cowling and Printing		\$ 2,500							\$ 2,500	
51035	Computer Services		\$ 3,000							\$ 3,000	
51061	Professional Membership Dues and Subscriptions		\$ 720						\$ 80	\$ 80	
51062	Consulting Fees										
51075	Unit Mortgage		\$ 13,500						\$ 1,500	\$ 15,000	
51080	Local Fees - General		\$ 210,000						\$ 90,000	\$ 300,000	
51091	Local Fees - Collections		\$ 80,000							\$ 80,000	
51090	Local Fee Expenses UNPAID from 2012										
51110	Auditing and Accounting		\$ 49,500						\$ 10,000	\$ 10,000	
51120	Financial Management Contract		\$ 9,000						\$ 5,500	\$ 5,500	
51125	Financial Management Schedule B Charoes		\$ 3,000						\$ 1,000	\$ 1,000	
51310	Newsletters									\$ 3,000	
51065	Website								\$ 1,000	\$ 1,000	
51321	Annual Meeting								\$ 12,000	\$ 12,000	
51330	Recording Secretary								\$ 3,000	\$ 3,000	
61340	Association Owned Unit Repairs #323		\$ 450						\$ 50	\$ 500	
61340	Association Owned Unit Repairs #400		\$ 500						\$ 500	\$ 500	
61340	Association Owned Unit Repairs #522								\$ 500	\$ 500	
61340	Association Owned Unit Repairs #523		\$ 2,700							\$ 2,700	
61342	Association Owned Unit Condo Fee #323		\$ 7,580						\$ 840	\$ 8,420	
61342	Association Owned Unit Condo Fee #400		\$ 10,800						\$ 11,600	\$ 11,600	
61342	Association Owned Unit Condo Fee #522								\$ 500	\$ 500	
61342	Association Owned Unit Condo Fee #523		\$ 4,500							\$ 4,500	
51480	Office Equipment										
61232	Towing		\$ 20,000							\$ 20,000	
51000	Telephone		\$ 1,700							\$ 1,700	
51025	FEDEX/UPS										
51030	Office Expense										
51277	Depreciation Expenses										
51277	Social Expenses			\$ 2,500						\$ 2,500	
51500	Miscellaneous		\$ 2,500							\$ 2,500	
	<b>Total Administrative Expenses</b>		\$ 466,930	\$ 2,500					\$ 137,570	\$ 607,000	
<b>UTILITIES</b>											
71010	Water and Sewer		\$ 250,000							\$ 250,000	
71026	Fuel Oil										
71030	Electricity		\$ 300,000							\$ 300,000	
71043	Gas and Other Mileage		\$ 500							\$ 500	
71044	Gas Consumption		\$ 210,000							\$ 210,000	
	<b>Total Utility Expenses</b>		\$ 770,500							\$ 770,500	
<b>CONTRACTS</b>											
61051	Carpet Cleaning Contract			\$ 500						\$ 500	
61180	Grounds Contract		\$ 14,000							\$ 14,000	
61240	Extermination		\$ 6,000							\$ 6,000	
61250	Trash Removal Contract		\$ 63,000							\$ 63,000	
61446	Janitorial Service Contract		\$ 135,000							\$ 135,000	
61095	Front Desk Contract		\$ 50,000							\$ 50,000	
61220	Security Contract		\$ 65,000							\$ 65,000	
61607	Air-Conditioning Contract		\$ 7,500							\$ 7,500	
61760	Water Treatment		\$ 3,750							\$ 3,750	
61623	Elevator Contract		\$ 5,000							\$ 5,000	
	<b>Total Contracts Expenses</b>		\$ 349,250	\$ 500					\$ -	\$ 375,250	

FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Notes	Pko Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res. (Com. LCE (multiple user)	Res. (Com. LCE (single-user)	General Common Elements	Subsection D Exoenses	2013 Budget Approved
<b>REPAIRS AND MAINTENANCE EXPENSES</b>											
61010	Auto and Truck										3,000
61060	Janitorial Supplies						3,000				
61101	Electrical Repairs - Labor										2,000
61102	Electrical Repairs - Materials										2,000
61082	Window and Door Repairs										3,500
61085	Painting Supplies										5,000
61090	Preventive Maintenance Supplies										5,000
61570	Landscape Replacements/Improvements										1,000
	Snow Removal Supplies										5,000
61246	Fire Safety Equipment										15,000
61103	Plumbing Repairs - Materials										10,000
61104	Plumbing Repairs - Labor										10,000
61289	Exercise Equipment Maintenance and Repairs										
61358	FOB System Maintenance										1,500
61239	Camera System Maintenance										500
61110	In- Unit Maintenance Supplies										10,000
61360	Uniform Purchase										2,000
61455	General Supplies										
61450	Roof Repairs										3,000
61500	Miscellaneous Maintenance										15,000
61505	Directories and Signs										500
61578	Entrance System Maintenance										500
61600	Antenna Maintenance										
61609	Air-Conditioning Repairs										5,000
61610	HVAC Preventive Maintenance										7,500
61615	HVAC Phone										
61620	Elevator Maintenance										300
	Boiler Repairs										7,500
81020	Note Payable Interest										
61711	Garage Repairs										80,336
61715	Garage Door Repair and maintenance										10,000
											5,000
	<b>Total Maintenance Expenses</b>		\$ 15,000	\$ -	\$ 65,489	\$ -	\$ 130,867	\$ -	\$ -	\$ -	\$ 211,336
<b>POOL EXPENSES</b>											
61145	Pool Repair and Maintenance										6,500
61150	Pool Management Contract										22,000
	<b>Total Pool</b>		\$ -	\$ -	\$ -	\$ -	\$ 28,500	\$ -	\$ -	\$ -	\$ 28,500
<b>PAYROLL AND RELATED EXPENSES</b>											
51044	Administrative Payroll										130,000
51050	Training and Education - Admin. Staff										2,500
61890	Training and Education - Non-Admin. Staff										1,000
51076	Payroll Administration - Admin. Staff										2,500
61314	Payroll Administration-Non-Admin Staff										15,000
51124	Payroll Taxes - Admin. Staff										45,000
	Payroll Taxes - Non-Admin Staff										10,800
	Payroll Taxes - Front Desk										31,800
71070	Group Insurance Maint										21,200
	Group Insurance Admin										155,000
61420	Maintenance Payroll										50,000
61426	Staff - FOA Front Desk										30,000
71111	Other Employee Compensation										30,000
	<b>Total Payroll and Related Expenses</b>		\$ -	\$ -	\$ -	\$ -	\$ 477,680	\$ -	\$ -	\$ 17,120	\$ 484,800

FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Pro Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multiple user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	2013 Budget Approved
<b>TAXES AND LICENSE EXPENSES</b>										
71140	Income Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71150	Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71145	Miscellaneous Taxes and Licenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Taxes and License Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INSURANCE EXPENSES</b>										
71050	Insurance Master policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Insurance Fidelity Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Insurance Umbrella	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61370	Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71080	Workers Compensation Insurance - Admin Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71083	Workers Compensation Insurance - Non-Admin Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Insurance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CONTINGENCY FUNDS</b>										
	Operatio Continenc	\$ 1,667	\$ -	\$ 41,327	\$ 2,138	\$ -	\$ -	\$ -	\$ 19,541	\$ 378,035
	Judicment Continenc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
	Total Contingency Funds	\$ 1,667	\$ -	\$ 41,327	\$ 2,138	\$ -	\$ -	\$ -	\$ 19,541	\$ 478,035
	<b>TOTAL OPERATING EXPENSES</b>	\$ 16,667	\$ -	\$ 134,796	\$ 2,638	\$ -	\$ -	\$ -	\$ 195,407	\$ 3,095,669
<b>RESERVE EXPENSES</b>										
	Contribution to Parking Garage LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Storage Area LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Residential LCE Reserves	\$ -	\$ -	\$ 84,273	\$ 7,544	\$ -	\$ -	\$ -	\$ -	\$ 84,273
	Contribution to Commercial LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,544
	Contribution to R/C LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ 256,903	\$ -	\$ -	\$ -	\$ 256,903
	Contribution to General Common Elements Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Operating Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90200	Interest Contribution to Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Elevator Loan Payback	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Annual Facade Repairs	\$ -	\$ -	\$ 157,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,804
	Swimming Pool Furniture Repair	\$ -	\$ -	\$ -	\$ -	\$ 38,451	\$ -	\$ -	\$ -	\$ 38,451
	Parking Lot Lights	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
	Swimming Pool Concrete	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
	Swimming Pool Fences Replacement	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
	Armander Replacements	\$ -	\$ -	\$ -	\$ -	\$ 5,007	\$ -	\$ -	\$ -	\$ 5,007
	Asphalt and Parking Lot Repairs	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
	Association Owned Unit HVAC Replacement	\$ -	\$ -	\$ 35,400	\$ 11,200	\$ -	\$ -	\$ -	\$ -	\$ 46,600
	Replacement reserve Contingency	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
	Other Reserve Expense	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ 2,700
	Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expenses	\$ -	\$ -	\$ 278,477	\$ 18,744	\$ 387,461	\$ -	\$ -	\$ -	\$ 684,682
	<b>TOTAL EXPENSES</b>	\$ 16,667	\$ -	\$ 413,273	\$ 21,382	\$ 3,133,621	\$ -	\$ -	\$ 195,407	\$ 3,720,351
	<b>NET INCOME</b>	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ (0)
	Cash Requirement	\$ 16,667	\$ -	\$ 358,873	\$ 21,382	\$ 2,951,121	\$ -	\$ -	\$ 158,607	\$ 3,507,651

FOA 2013 Approved Operating Budget

Parking and Storage

Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
300	0	1		
301	0	1		
302	0	1		
303	0	1		
304	0	1		
305	0	1		
306	0	1		
307	0	1		
308	0	1		
309	0	1		
310	0	1		
311	0	1		
313	0	1		
323	0	1	11.37040	
324	0	1		
325	0	1		
326	0	1		
327	0	1		
328	0	1		
329	0	1		
330	0	1		
331	14	1	88.62960	
332	0	1		
400	0	1		
401	0	1		
402	0	1		
403	0	1		
404	0	1		
405	1	1		
406	0	1		
407	0	1		
408	0	1		
409	0	1		
410	0	1		
411	0	1		
412	0	1		
413	0	1		
414	0	1		
415	0	1		
416	0	1		
417	0	1		
418	0	1		
419	0	1		
420	0	1		
423	0	1		
424	1	1		
425	0	1		
426	0	1		
427	0	1		
428	0	1		
429	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
430	0	1		
431	0	1		
432	0	1		
500	0	1		
501	0	1		
502	0	1		
503	0	1		
504	0	1		
505	0	1		
506	0	1		
507	0	1		
508	0	1		
509	0	1		
510	1	1		
511	0	1		
512	0	1		
513	0	1		
514	0	1		
515	0	1		
516	0	1		
517	0	1		
518	0	1		
519	0	1		
520	0	1		
521	1	1		
522	0	1		
523	0	1		
524	0	1		
525	0	1		
526	0	1		
527	0	1		
528	0	1		
529	1	1		
530	1	1		
531	1	1		
532	1	1		
600	0	1		
601	0	1		
602	1	1		
603	0	1		
604	0	1		
605	0	1		
606	0	1		
607	0	1		
608	0	1		
609	0	1		
610	0	1		
611	0	1		
612	0	1		
613	0	1		
614	0	1		
615	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
616	1	1		
617	0	1		
618	0	1		
619	1	1		
620	0	1		
621	1	1		
622	0	1		
623	1	1		
624	1	1		
625	0	1		
626	0	1		
627	0	1		
628	0	1		
629	0	1		
630	0	1		
631	0	1		
632	0	1		
700	0	1		
701	0	1		
702	0	1		
703	1	1		
704	0	1		
705	0	1		
706	0	1		
707	0	1		
708	0	1		
709	0	1		
710	0	1		
711	0	1		
712	1	1		
713	0	1		
714	0	1		
715	0	1		
716	0	1		
717	0	1		
718	0	1		
719	0	1		
720	0	1		
721	0	1		
722	0	1		
723	0	1		
724	0	1		
725	1	1		
726	0	1		
727	0	1		
728	0	1		
729	0	1		
730	1	1		
731	0	1		
732	0	1		
800	0	1		
801	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
802	0	1		
803	2	1		
804	0	1		
805	0	1		
806	0	1		
807	0	1		
808	0	1		
809	0	1		
810	1	1		
811	0	1		
812	0	1		
813	0	1		
814	0	1		
815	1	1		
816	0	1		
817	0	1		
818	0	1		
819	1	1		
820	1	1		
821	0	1		
822	1	1		
823	0	1		
824	0	1		
825	0	1		
826	0	1		
827	0	1		
828	2	1		
829	0	1		
830	0	1		
831	0	1		
832	0	1		
900	0	1		
901	0	1		
902	1	1		
903	0	1		
904	0	1		
905	0	1		
906	0	1		
907	0	1		
908	0	1		
909	1	1		
910	1	1		
911	0	1		
912	0	1		
913	0	1		
914	0	1		
915	1	1		
916	0	1		
917	1	1		
918	0	1		
919	1	1		
920	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
921	1	1		
922	1	1		
923	1	1		
924	0	1		
925	0	1		
926	0	1		
927	1	1		
928	0	1		
929	0	1		
930	0	1		
931	0	1		
932	1	1		
1000	1	1		
1001	0	1		
1002	0	1		
1003	0	1		
1004	0	1		
1005	1	1		
1006	0	1		
1007	0	1		
1008	0	1		
1009	0	1		
1010	0	1		
1011	1	1		
1012	0	1		
1013	0	1		
1014	1	1		
1015	0	1		
1016	1	1		
1017	0	1		
1018	0	1		
1019	2	1		
1020	1	1		
1021	0	1		
1022	0	1		
1023	0	1		
1024	0	1		
1025	3	1		
1026	0	1		
1027	0	1		
1028	1	1		
1029	0	1		
1030	0	1		
1031	0	1		
1032	1	1		
1100	1	1		
1101	0	1		
1102	0	1		
1103	0	1		
1104	0	1		
1105	0	1		
1106	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1107	0	1		
1108	0	1		
1109	1	1		
1110	0	1		
1111	0	1		
1112	0	1		
1113	0	1		
1114	0	1		
1115	0	1		
1116	0	1		
1117	0	1		
1118	0	1		
1119	0	1		
1120	0	1		
1121	0	1		
1122	0	1		
1123	0	1		
1124	0	1		
1125	0	1		
1126	0	1		
1127	0	1		
1128	1	1		
1129	0	1		
1130	0	1		
1131	0	1		
1132	2	1		
1200	0	1		
1201	0	1		
1202	0	1		
1203	0	1		
1204	0	1		
1205	0	1		
1206	1	1		
1207	0	1		
1208	0	1		
1209	0	1		
1210	0	1		
1211	0	1		
1212	0	1		
1213	2	1		
1214	0	1		
1215	0	1		
1216	0	1		
1217	0	1		
1218	0	1		
1219	1	1		
1220	0	1		
1221	0	1		
1222	0	1		
1223	0	1		
1224	1	1		
1225	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1226	1	1		
1227	0	1		
1228	0	1		
1229	0	1		
1230	0	1		
1231	0	1		
1232	2	1		
1300	0	1		
1301	0	1		
1302	1	1		
1303	1	1		
1304	0	1		
1305	0	1		
1306	0	1		
1307	0	1		
1308	1	1		
1309	0	1		
1310	1	1		
1311	0	1		
1312	0	1		
1313	0	1		
1314	0	1		
1315	1	1		
1316	0	1		
1317	0	1		
1318	1	1		
1319	0	1		
1320	0	1		
1321	0	1		
1322	0	1		
1323	0	1		
1324	0	1		
1325	0	1		
1326	0	1		
1327	0	1		
1328	1	1		
1329	0	1		
1330	0	1		
1331	1	1		
1332	0	1		
1400	0	1		
1401	0	1		
1402	0	1		
1403	1	1		
1404	1	1		
1405	0	1		
1406	0	1		
1407	0	1		
1408	0	1		
1409	1	1		
1410	0	1		
1411	0	1		

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Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1412	0	1		
1413	0	1		
1414	0	1		
1415	0	1		
1416	0	1		
1417	0	1		
1418	0	1		
1419	0	1		
1420	0	1		
1421	0	1		
1422	0	1		
1423	0	1		
1424	0	1		
1425	0	1		
1426	0	1		
1427	1	1		
1428	0	1		
1429	0	1		
1430	1	1		
1431	0	1		
1432	1	1		
1500	0	1		
1501	0	1		
1502	0	1		
1503	0	1		
1504	0	1		
1505	1	1		
1506	0	1		
1507	0	1		
1508	0	1		
1509	0	1		
1510	1	1		
1511	0	1		
1512	0	1		
1513	0	1		
1514	0	1		
1515	0	1		
1516	0	1		
1517	0	1		
1518	0	1		
1519	0	1		
1520	2	1		
1521	0	1		
1522	0	1		
1523	0	1		
1524	0	1		
1525	0	1		
1526	0	1		
1527	0	1		
1528	0	1		
1529	0	1		
1530	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1531	2	1		
1532	0	1		
1600	1	1		
1601	0	1		
1602	0	1		
1603	0	1		
1604	0	1		
1605	1	1		
1606	2	1		
1607	0	1		
1608	0	1		
1609	1	1		
1610	1	1		
1611	0	1		
1612	0	1		
1613	0	1		
1614	0	1		
1615	0	1		
1616	0	1		
1617	0	1		
1618	0	1		
1619	0	1		
1620	0	1		
1621	1	1		
1622	1	1		
1623	0	1		
1624	0	1		
1625	0	1		
1626	0	1		
1627	1	1		
1628	0	1		
1629	0	1		
1630	0	1		
1631	0	1		
1632	1	1		
Gas Station:	0	0		
Restaurant	0	0		
Total:	108	450	100.00000	

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Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
300	0.00000	0.22222	0.00000	1.47670	0.17982		0.15251	0.15251
301	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
302	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
303	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
304	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
305	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
306	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
307	0.00000	0.22222	0.00000	1.00969	0.12295		0.10428	0.10428
308	0.00000	0.22222	0.00000	1.54130	0.18769		0.15918	0.15918
309	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
310	0.00000	0.22222	0.00000	2.51777	0.30659		0.26003	0.26003
311	0.00000	0.22222	0.00000	1.45639	0.17735		0.15041	0.15041
313	0.00000	0.22222	0.00000	0.48177	0.05867		0.04976	0.04976
323	0.00000	0.22222	0.00000	1.07430	0.13082	11.37040	0.11095	0.11095
324	0.00000	0.22222	0.00000	1.94739	0.23714		0.20112	0.20112
325	0.00000	0.22222	0.00000	1.56899	0.19106		0.16204	0.16204
326	0.00000	0.22222	0.00000	1.95478	0.23804		0.20188	0.20188
327	0.00000	0.22222	0.00000	2.37748	0.28951		0.24554	0.24554
328	0.00000	0.22222	0.00000	2.01384	0.24523		0.20798	0.20798
329	0.00000	0.22222	0.00000	1.49331	0.18184		0.15423	0.15423
330	0.00000	0.22222	0.00000	1.52469	0.18567		0.15746	0.15746
331	12.96296	0.22222	0.00000	2.54915	0.31042	88.62960	0.26327	0.26327
332	0.00000	0.22222	0.00000	2.50854	0.30547		0.25908	0.25908
400	0.00000	0.22222	0.00000	1.47670	0.17982		0.15251	0.15251
401	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
402	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
403	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
404	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
405	0.92593	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
406	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
407	0.00000	0.22222	0.00000	1.00969	0.12295		0.10428	0.10428
408	0.00000	0.22222	0.00000	1.54130	0.18769		0.15918	0.15918
409	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
410	0.00000	0.22222	0.00000	2.51777	0.30659		0.26003	0.26003
411	0.00000	0.22222	0.00000	1.45639	0.17735		0.15041	0.15041
412	0.00000	0.22222	0.00000	1.50437	0.18319		0.15537	0.15537
413	0.00000	0.22222	0.00000	1.99723	0.24321		0.20627	0.20627
414	0.00000	0.22222	0.00000	1.10014	0.13397		0.11362	0.11362
415	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
416	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
417	0.00000	0.22222	0.00000	1.54130	0.18769		0.15918	0.15918
418	0.00000	0.22222	0.00000	1.00969	0.12295		0.10428	0.10428
419	0.00000	0.22222	0.00000	2.51777	0.30659		0.26003	0.26003
420	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
423	0.00000	0.22222	0.00000	1.94739	0.23714		0.20112	0.20112
424	0.92593	0.22222	0.00000	1.94739	0.23714		0.20112	0.20112
425	0.00000	0.22222	0.00000	1.95478	0.23804		0.20188	0.20188
426	0.00000	0.22222	0.00000	1.95478	0.23804		0.20188	0.20188
427	0.00000	0.22222	0.00000	1.51731	0.18476		0.15670	0.15670
428	0.00000	0.22222	0.00000	2.01384	0.24523		0.20798	0.20798
429	0.00000	0.22222	0.00000	1.50808	0.18364		0.15575	0.15575
430	0.00000	0.22222	0.00000	1.52469	0.18567		0.15746	0.15746
431	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
432	0.00000	0.22222	0.00000	2.50854	0.30547		0.25908	0.25908
500	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
501	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
502	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
503	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
504	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
505	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
506	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
507	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
508	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
509	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786

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Unit Percentages

Unit	Percentage Responsibility								Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	
510	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
511	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637	
512	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119	
513	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072	
514	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056	
515	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
516	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
517	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	
518	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
519	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
520	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
521	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
522	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
523	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
524	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
525	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
526	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
527	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249	
528	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239	
529	0.92593	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156	
530	0.92593	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323	
531	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
532	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211	
600	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841	
601	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
602	0.92593	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
603	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
604	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
605	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
606	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
607	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
608	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	
609	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
610	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
611	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637	
612	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119	
613	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072	
614	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056	
615	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
616	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
617	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	
618	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
619	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
620	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
621	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
622	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
623	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
624	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
625	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
626	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
627	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249	
628	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239	
629	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156	
630	0.00000	0.22222	0.20073	0.00000	0.17630		0.14952	0.14952	
631	0.00000	0.22222	0.30484	0.00000	0.26773		0.22707	0.22707	
632	0.00000	0.22222	0.38479	0.00000	0.33794		0.28661	0.28661	
700	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841	
701	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
702	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
703	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
704	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
705	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
706	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
707	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
708	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	

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Unit Percentages

Unit	Percentage Responsibility						Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	Subsection D Expenses
709	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
710	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
711	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
712	0.92593	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
713	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
714	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
715	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
716	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
717	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
718	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
719	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
720	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
721	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
722	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
723	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
724	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
725	0.92593	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
726	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
727	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
728	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
729	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
730	0.92593	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
731	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
732	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
800	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
801	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
802	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
803	1.85185	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
804	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
805	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
806	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
807	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
808	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
809	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
810	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
811	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
812	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
813	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
814	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
815	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
816	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
817	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
818	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
819	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
820	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
821	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
822	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
823	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
824	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
825	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
826	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
827	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
828	1.85185	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
829	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
830	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
831	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
832	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
900	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
901	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
902	0.92593	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
903	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
904	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
905	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
906	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
907	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147

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Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	
908	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
909	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
910	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
911	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
912	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
913	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
914	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
915	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
916	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
917	0.92593	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
918	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
919	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
920	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
921	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
922	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
923	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
924	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
925	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
926	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
927	0.92593	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
928	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
929	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
930	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
931	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
932	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1000	0.92593	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1001	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1002	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1003	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1004	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1005	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1006	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1007	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1008	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1009	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1010	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1011	0.92593	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1012	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1013	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1014	0.92593	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1015	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1016	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1017	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1018	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1019	1.85185	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1020	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1021	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1022	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1023	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1024	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1025	2.77778	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1026	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1027	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1028	0.92593	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1029	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1030	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1031	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1032	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1100	0.92593	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1101	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1102	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1103	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1104	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1105	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1106	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794

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Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
1107	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1108	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1109	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1110	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1111	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1112	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1113	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1114	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1115	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1116	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1117	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1118	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1119	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1120	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1121	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1122	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1123	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1124	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1125	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1126	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1127	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1128	0.92593	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1129	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1130	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1131	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1132	1.85185	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1200	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1201	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1202	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1203	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1204	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1205	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1206	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1207	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1208	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1209	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1210	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1211	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1212	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1213	1.85185	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1214	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1215	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1216	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1217	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1218	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1219	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1220	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1221	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1222	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1223	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1224	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1225	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1226	0.92593	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1227	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1228	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1229	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1230	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1231	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1232	1.85185	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1300	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1301	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1302	0.92593	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1303	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1304	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1305	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
1306	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1307	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1308	0.92593	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1309	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1310	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1311	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1312	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1313	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1314	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1315	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1316	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1317	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1318	0.92593	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1319	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1320	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1321	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1322	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1323	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1324	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1325	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1326	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1327	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1328	0.92593	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1329	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1330	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1331	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1332	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1400	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1401	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1402	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1403	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1404	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1405	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1406	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1407	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1408	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1409	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1410	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1411	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1412	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1413	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1414	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1415	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1416	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1417	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1418	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1419	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1420	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1421	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1422	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1423	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1424	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1425	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1426	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1427	0.92593	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1428	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1429	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1430	0.92593	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1431	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1432	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1500	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1501	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1502	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1503	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1504	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	
1505	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1506	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1507	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1508	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1509	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1510	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1511	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1512	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1513	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1514	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1515	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1516	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1517	0.00000	0.22222	0.27271	0.00000	0.23951		0.20313	0.20313
1518	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1519	0.00000	0.22222	0.27492	0.00000	0.24148		0.20480	0.20480
1520	1.85185	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1521	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1522	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1523	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1524	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1525	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1526	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1527	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1528	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1529	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1530	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1531	1.85185	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1532	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1600	0.92593	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1601	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1602	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1603	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1604	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1605	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1606	1.85185	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1607	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1608	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1609	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1610	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1611	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1612	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1613	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1614	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1615	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1616	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1617	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1618	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1619	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1620	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1621	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1622	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1623	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1624	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1625	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1626	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1627	0.92593	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1628	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1629	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1630	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1631	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1632	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	
Gas Station:	0.00000	0.00000	0.00000	0.00000	0.00000		3.46923	3.46923
Restaurant	0.00000	0.00000	0.00000	0.00000	0.00000		11.71891	11.71891
Total:	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000
Total Amount								
Parking space	0.92593							

**APPENDIX TO EXAMINER'S REPORT:  
DOC 12**

# Circuit Court of Alexandria Virginia

Judges

DONALD M. HADDOCK  
LISA BONDAREFF KEMLER  
NOLAN B. DAWKINS



Courthouse  
520 King Street  
Alexandria, Virginia  
22314-3164  
(703) 838-4123

February 23, 2009

**Sent via facsimile and U.S. Mail**

Robert E. Scully, Jr., Esquire  
Stites & Harbison, PLLC  
1199 North Fairfax Street, Suite 900  
Alexandria, VA 22314

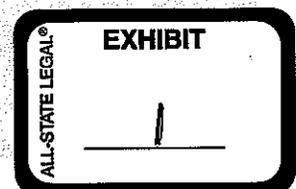
Michael Dingman, Esquire  
Reed Smith, LLP  
3110 Fairview Park Drive, Suite 1500  
Falls Church, VA 22042

Re: *Gordon Properties, LLC v. First Owners' Association of Forty Six Hundred Condominium, Inc., et al.*, Civil Case No. CL08-001432

Counsel:

Before the Court is Gordon Properties, LLC's ("Gordon Properties") request, as set forth in Count I of the First Amended Complaint, for a permanent injunction requiring the First Owners' Association of Forty Six Hundred Condominium (the "FOA") and the Board of Directors of the FOA (the "Board") "to perform their obligations under the Condominium Declaration and By-Laws of the FOA and specifically prohibiting the FOA and the Board from (i) assessing Gordon Properties based upon Assessment values calculated using ... any method other than the method set forth in the Condominium instruments, (ii) using reserve funds appurtenant to Gordon Properties' Units for replacement of General or Limited Common Elements other than those to which Gordon Properties' Units are appurtenant; (iii) charging Gordon Properties a rental fee for the Residential/Commercial Limited Common Elements (single-user) that it owns; (iv) collecting maintenance Assessments from Gordon Properties as owner of a Street-Front Commercial Unit; and (v) requiring the FOA to reimburse Gordon Properties for all improper and unauthorized assessments paid by it." (First Amended Complaint at pps. 20-21, paragraphs (a)(i)-(v)).<sup>1</sup>

<sup>1</sup> Regarding subparagraph (iv) above, in an Order dated January 30, 2009, the Court granted the FOA's Motion for Partial Summary Judgment and construed the Declaration and By-laws, together with Virginia Code Ann. § 55-79.83(D), as granting the FOA the authority to assess the Street-Front



*Gordon Properties, LLC v. First Owners' Association of Forty Six Hundred Condominium, Inc., et al.*, Civil Case No. CL08-001432  
February 23, 2009  
Page 2

Having heard the evidence presented at trial, reviewed the pertinent portions of the Condominium Declaration, the By-Laws of the FOA and the Condominium Act (Virginia Code Ann. §§ 55-79.39 through 55-79.103), and considered the arguments of counsel, the Court makes the following findings:

I. Construction and Interpretation of Declaration and By-Laws

A. Declaration

1. 4600 Condominium is a mixed-use condominium consisting of three types of condominium units: "Residential Units," Commercial Units," and "Street-Front Commercial Units." The "Residential Units" are units located on the fifth through sixteenth floors of the building. See Declaration at Deed Book 811, p. 318. The "Commercial Units" are units located on either the third or fourth floors of the building and the "Street-Front Commercial Units" are those units fronting on Duke Street. See Declaration at Deed Book 811, pp. 317-18.

2. The Declaration identifies six categories of Common Elements divided into two types of single-user Limited Common Elements, three types of multiple-user Limited Common Elements and General Common Elements. They are identified in the Declaration as follows: (i) Parking Garage Limited Common Element (single user)<sup>2</sup>, Storage Area Limited Common Element (single user)<sup>3</sup>, Residential Limited Common Element (multiple user)<sup>4</sup>, Commercial Limited Common Element (multiple user)<sup>5</sup>, Residential/Commercial Limited Common Element

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Commercial Unit owned by Gordon Properties for common expenses relating to the operation and management of the FOA as described in Article VIII of the By-Laws and that the Street-Front Commercial unit owned by Gordon Properties is responsible for 11.32% of those expenses, and, therefore, dismissed with prejudice Gordon Properties' claim in subparagraph (iv) for an injunction against collecting maintenance Assessments from Gordon Properties as owner of a Street-Front Commercial unit.

Regarding subparagraph (v), at trial, the Court granted Defendants' motion to strike finding that Gordon Properties had failed prove damages.

<sup>2</sup> Declaration, Section III(A)(1).

<sup>3</sup> Declaration, Section III(A)(2).

<sup>4</sup> Declaration, Section III(B)(1).

<sup>5</sup> Declaration, Section III(B)(2).

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(multiple user)<sup>6</sup>, and General Common Elements. See Declaration, Section IV.

3. In identifying the six categories of Common Elements, the Declaration expressly defines what constitutes each category and provides that the owners of Condominium Units assigned parking spaces or storage areas shall share in the cost of maintenance and operation of said limited common elements "as set forth in Section V of [the] Declaration."

4. Regarding Residential Limited Common Elements (multiple users), Section III(B)(1) of the Declaration identifies those Limited Common Elements that the owners of Residential Units have the exclusive use of, including, but not limited to, the "elevators, elevator shafts and all equipment comprising the operation of the elevators, not including the freight elevator." In addition, all such Limited Common Elements described in Section III(B)(1) of the Declaration are "deemed appurtenant to the Residential Units." Finally, Residential Unit owners to which such Limited Common Elements are appurtenant bear the responsibility under Section V of the Declaration for the costs of maintenance and operation of the Limited Common Elements based on the allocations set forth in Table C of Exhibit D to the Declaration.

5. Regarding the Commercial Limited Common Elements, the passenger elevators are not included within the description of Commercial Limited Common Elements. See Declaration, Section III(B)(2).<sup>7</sup> The Commercial Unit owners bear the responsibility under Section V of the Declaration for the costs of maintenance and operation of the described Commercial Limited Common Elements based on the allocations set forth in Table D of Exhibit D to the Declaration.

6. The freight elevator is specifically identified within the description of Residential/Commercial Limited Common Elements. See Declaration, Section III(B)(3). The Residential/Commercial Unit owners bear the responsibility under Section V of the Declaration for the costs of maintenance and operation of the described Residential/Commercial Limited Common Elements based on the allocations set forth in Table B of Exhibit D to the Declaration.

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<sup>6</sup> Declaration, Section III(B)(3).

<sup>7</sup> The Defendants argued that the passenger elevators are "Residential/Commercial Limited Common Elements" based on the "General Notes" on each of the plats included in Exhibit B to the Declaration. The "General Notes," contrary to Section III(B)(1) of the Declaration, state that the "stairwells and passenger elevators are R/C through the fourth floor and R from the fifth through sixteenth floors...." The "R/C" stands for Residential/Commercial and the "R" stands for Residential. The Court rejected this argument finding that the detailed description of "Residential Limited Common Elements" in Section III(B)(1) is controlling.

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7. The General Common Elements consist of all other portions of the Condominium Project that are not a limited common element as described in Sections III(A)(1) and (2) or Sections III(B)(1) through (3) of the Declaration and are not Condominium Units. Section IV of the Declaration provides that the all Condominium Unit owners bear the responsibility for the costs of maintenance and operation of the General Common Elements as set forth in Table A of Exhibit D to the Declaration.

8. Section V of the Declaration contains the obligations of the owners of Limited Common Elements.

9. With respect to ownership interest, Section V(A) of the Declaration provides that each Condominium Unit owner "shall own an undivided interest in the Limited Common Elements in the same proportion that the square foot area of the Unit bears to the total square foot area of all units.

10. Section V(B) of the Declaration lays out a specific methodology for establishing assessments for the cost of maintenance and operation of the Limited Common Elements, including "a reserve for their replacement, renovations, [and] restoration" in that it specifically provides that those costs "shall be borne among the Unit owners having Limited Common Elements appurtenant to their Units *in proportion to the percentage assigned to each Unit by Exhibit D and as set forth below:*" (emphasis added). Thereafter, in Sections V(B)(1) and (B)(2) the Declaration provides that Unit owners whose Units are assigned single user and/or multiple user Limited Common Elements shall share in the cost and maintenance of the Limited Common Element, including a reserve for replacement, in accordance with the percentages set forth in Exhibit D to the Declaration.

11. As to paragraph (B)(1) of Section V of the Declaration, it provides that "[a] unit owner whose Unit has assigned to it a Limited Common Element (single user) shall share in the expense and maintenance of the Limited Common Element of which his assigned space is a part including a reserve for a replacement thereof in accordance with the percentage set forth in Exhibit D." However, there is nothing in Exhibit D that addresses Limited Common Elements (single user). Therefore, Virginia Code Ann. § 55-79.83(A) applies to determine the Unit owner's liability for the expenses relating to such Limited Common Elements (single users) assigned to the owner's Unit. Section 55-79.83(A) provides, in pertinent part:

Except to the extent that the condominium instruments provide otherwise, any common expense associated with the maintenance, repair, renovation, restoration, or replacement of any limited

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common element shall be specially assessed against the condominium unit to which that limited common element was assigned at the time such expenses were made or incurred.

**B. By-Laws**

12. Article V, Section 3 of the By-Laws sets forth the powers and duties of the Board. Among the duties is the duty to establish and collect Assessments and to establish a general operating reserve and/or reserve for replacement or depreciation of Common Elements and to provide for the collection of such amounts.

13. Article IX of the By-Laws provides for the establishment of Assessments, as well as the establishment and maintenance of a reserve fund. The Board is required to determine the amount of Assessments at least annually and the Assessments are required to be based on the percentages of responsibility as set out in Exhibit D to the Declaration. See By-Laws, Article IX, Section 1.

14. With respect to the reserve fund, under Article IX, Section 3 of the By-Laws, the Board must designate what portion of the reserve fund relates to the General or Limited Common Elements as set out in Section III of the Declaration and can only draw from the Assessments on the Units to which a particular Common Elements is appurtenant. The By-Laws further provide that "the amounts required to be allocated to the reserve for replacements shall be considered an appurtenance of the Unit from which the Assessment was drawn and shall not be separately withdrawn, assigned or transferred, or otherwise separated from the Unit to which it appertains..." See By-Laws, Article IX, Section 3.

**III. Application of Declaration and By-Laws**

In light of the aforesaid construction of the Declaration and By-Laws, the Court makes the following additional findings:

1. In preparing the proposed and approved annual budget, the By-Laws require, pursuant to Article IX, Section 3, that the Board designate the portion of the total amount required to fund replacement reserves that is applicable to each of the six categories of Common Elements as identified in Sections III and IV of the Declaration.

2. The By-Laws require that the Board specifically designate separate reserve assessments for each of the six categories of Common Elements and assess the amounts designated as applicable to each of the six categories of Common Elements only against the Unit

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or Units to which the particular Common Element is appurtenant. Thus, the reserve assessment of a Parking Garage Limited Common Element (single user) or a Storage Area Limited Common Element (single user) is assessed 100% against the Condominium Unit to which that Limited Common Element (single user) is appurtenant. The reserve Assessment for Residential, Commercial or Residential/Commercial Limited Common Elements (multiple users) is assessed by multiplying the total amount for that category by the applicable percentage of responsibility for that Limited Common Element (multiple user) for each Unit as listed in the tables in Exhibit D to the Declaration. The reserve assessment for the General Common Elements is assessed against the Condominium Units in proportion to the number of votes in the FOA appertaining to each such Unit.

3. Pursuant to Article IX, Section 3 of the By-Laws, any amounts specifically designated as separate reserve assessments (as set forth in paragraph B(2) above), can only be used to pay the costs of repairing, replacing or restoring the Common Elements comprising the category to which those amounts were designated.

4. The Declaration and By-Laws require the Board to determine separate maintenance and operating expenses to maintain, repair and operate each of the six categories of Common Elements and to establish Assessments for such expenses only against the Unit or Units to which the particular Common Element is appurtenant. Thus, the maintenance and operating assessment for a Parking Garage Limited Common Element (single user) or a Storage Area Limited Common Element (single user) is assessed 100% against the Condominium Unit to which that Limited Common Element (single user) is appurtenant. The maintenance and operating assessment for Residential, Commercial or Residential/Commercial Limited Common Elements (multiple users) is assessed by multiplying the total amount for that category by the applicable percentage of responsibility for that Limited Common Element (multiple user) for each Unit as listed in the tables in Exhibit D to the Declaration. The maintenance and operating assessment for the General Common Elements is assessed against the Condominium Units in proportion to the number of votes in the FOA appertaining to each such Unit.

5. Unit 331 is owned by Gordon Properties. Storage Area Limited Common Elements (single user) appurtenant to Unit 331 are: 1B1, 1B2, 1C1, 1C2, 2B1, 2B2 and 2C1. In accordance with Virginia Code Ann. §55-79.83(A), annual assessments for these Limited Common Elements (single user), as well as any other Limited Common Elements (single user) are limited to the actual expenses associated with the maintenance, repair, renovation, restoration or replacement of those Limited Common Elements (single user) at the time such expenses were made or incurred.

6. In order to comply with the Declaration and By-Laws, the FOA, whether through its

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financial manager or otherwise, must utilize an accounting system which will accurately record and report all maintenance and operating expenses and reserve expenses and assign each expense, as and when incurred, to whichever of the six categories of Common Elements, as described in Sections III and IV of the Declaration, for which those expenses were incurred.

### III. Conclusion

The Court has determined that the Declaration, By-Laws and Condominium Act set forth an appropriate methodology and scheme for establishing Assessments and for establishing and maintaining a reserve fund for the 4600 Condominium. As testified to by the current and prior financial managers of the FOA, as well as the parties' expert witnesses, the governing documents at issue are extremely complicated, convoluted and difficult to apply. In addition, based on the evidence adduced at trial, the FOA and the Board did not always adhere to the required methodology. Because the Court assumes that the current Board of Directors and all future boards will follow the dictates of the Declaration, By-Laws and Condominium Act as interpreted by the Court in this Letter Opinion, the Court declines to issue a permanent injunction as requested by Gordon Properties.

Counsel are directed to prepare an Order which incorporates this Letter Opinion without restating its contents and, in addition, sets forth the jury's verdict and the Court's rulings on any post-trial motions following the hearing on such motions.

Very truly yours,



Lisa B. Kemler

**APPENDIX TO EXAMINER'S REPORT:  
DOC 13**

Circuit Court of Alexandria  
Virginia

Judges

DONALD M. HADDOCK  
LISA BONDAREFF KEMLER  
NOLAN B. DAWKINS



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April 3, 2009

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Re: *Gordon Properties, LLC v. First Owners' Association of Forty Six Hundred Condominium, Inc., et al.*; Civil Case No. CL08-001432

Counsel:

Pending before the Court are several post-trial motions. After hearing argument of counsel, the Court ruled on certain motions and took others under advisement. Below are the Court's rulings.

A. The Motions The Court Ruled On At The Hearing

- (1) Gordon Properties' Motion for Reconsideration and A New Trial on Gordon Properties' Storage Area Damages Claim.

The Court denied this motion finding that the evidence established that the Association incurred expenses, albeit limited, with respect to the storage areas for which Gordon Properties was responsible, that under the Condominium Act, as well as the Declaration, unit owners can be assessed the expenses of maintenance and operation for single user limited common elements, and that Gordon Properties failed to present sufficient evidence upon which the jury could base a damage award. See *Sunrise Continuing Care, LLC v. Wright*, 277 Va. 148, 671 S.E.2d 132 (2009). Specifically, Gordon Properties presented no evidence as to either the amount of the expenses that it should be properly assessed for its use and maintenance of the storage areas or what would constitute a reasonable user fee with respect to the storage areas. For these reasons,

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Gordon Properties' motion for reconsideration and new trial is denied.

(2) Association's Motion to Reconsider or for Clarification of February 23, 2009 Letter Opinion.

The Association seeks reconsideration and/or clarification of five issues. With the exception of issue (3), which the Court took under advisement, the Court ruled as follows: Regarding issue (1) (categorization of passenger elevators), the Court found that, pursuant to Va. Code Ann. § 55-79.51, the definition of commercial limited common elements and residential/commercial limited common elements as contained in Sections III.B(2) and (3) of the Declaration is controlling. As for issue (2) (the parking space limited common element (single user)), the Court found that these limited common elements were the subject of Gordon Properties' requests for relief in Count I of the Amended Complaint and, therefore, declined to reconsider or clarify this issue. As to issue (4) (compliance with Exhibit D with respect to assessments related to commercial limited common elements), the Court, in interpreting the governing documents, determined that under Section V of the Declaration the unit owners bear the responsibility for the costs of maintenance and operation of the commercial limited common elements based on the allocations set forth in Table D of Exhibit D to the Declaration. To the extent that there is an error in the percentages such that they do not add up to 100 percent, as required by the Condominium Act, the Association can take corrective action to remedy this defect if it so chooses. Finally, as to issue (5) (reserve assessments), the Court ruled that those portions pertaining to the reserve assessments (sections III(1) and (2) of Letter Opinion) only apply to reserves going forward and do not apply to the prior years' or the current year's reserve amount.

B. The Motions Taken Under Advisement

(1) Association's Motion to Set Aside the Jury's Verdict as to Count I of the Amended Counterclaim.

With respect to Count I of the Amended Counterclaim, the jury found that Gordon Properties did not breach its contract with the Association by paying its assessments into an unauthorized bank account set up by Condominium Services, Inc. (CSI). In determining whether to set aside a jury's verdict under Va. Code § 8.01-430, the applicable legal standard is whether the jury's verdict is contrary to the evidence or without credible evidence to support it.

Upon consideration of the evidence presented at trial, the written memoranda and arguments of counsel and applying the applicable standard, the Court denies the Association's motion to set aside the jury's verdict on Count I of the Amended Counterclaim and enters judgment in favor of Gordon Properties.

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(2) Association's Motion to Reconsider the Court's Entry of Judgment in Favor of Gordon Properties on its Claim for Ejectment.

In Count II of the New Matters set forth in Gordon Properties' Answer to the Association's Amended Counterclaim, Gordon Properties asserted a claim for ejectment relating to storage area 1C2. At trial, the evidence showed that, in a Deed of Bargain and Sale dated October 31, 1988, West End Corporation (the predecessor-in-interest to Gordon Properties), "for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration," conveyed to the Association Condominium Unit No. 323, "and the common elements appurtenant thereto, including the Limited Common Element Storage Space No. 1C2 ...." (Defendant's Exhibit 5). The deed was signed by Cornelius Doherty, president of West End Corporation. The evidence also showed that the requirements of Va. Code §§ 55-79.57(A) and (B) were not met in that the purported conveyance of storage area 1C2 was not reflected by the condominium instruments as an amendment to the condominium instruments was never recorded. Despite the failure to comply with the Condominium Act, the evidence showed that the Association has used storage area 1C2 for at the last twenty years even though it continued to charge Gordon Properties an assessment for this limited common element based on a 1990 Resolution of the Association's Board of Directors pertaining to the storage areas. (Defendant's Exhibit 6). The Association argued at trial, and renews its argument in its motion to reconsider, that the doctrine of estoppel by deed precludes Gordon Properties from asserting a claim to storage area 1C2. In response, Gordon Properties contends that Va. Code § 55-79.57 "trump[s] the common law property rule known as estoppel by deed and any instruments purporting to convey limited common elements must comply with its terms." ("Memorandum of Law in Opposition to First Owners' Motion for Reconsideration of the Court's Ruling on Gordon Properties' Ejectment Claim" at p. 2). Gordon Properties also argues that there was no reliance by the Association on the 1988 deed as evidenced by a letter dated May 24, 2008, from the Association's president to counsel for Gordon Properties responding to Gordon Properties' revocation of its consent allowing the Association to use storage areas 1C1 and 1C2. (Plaintiff's Exhibit 47). In the letter, the Association states that it "has not been using these storage areas" and that "Storage Area 1C2 has been partially converted to storage 'cages'" and it "believe[s] that most if not all of those cages were assigned by Condominium Services Incorporated to the commercial tenants it serviced as agents for Gordon Properties." (*Id.*). Moreover, it was not until recently that former general manager of the Association, Steven Hurwitz, actually located the 1988 deed. Gordon Properties further contends that regardless of whether the estoppel by deed doctrine is applicable, Gordon Properties' claim is not in derogation of the deed because storage area 1C2 was never an appurtenance to Unit 323, but rather to Unit 331.

After further consideration of this matter, the Court grants the Association's motion to reconsider Count II of the New Matters and grants judgment in favor of the Association on Gordon Properties' ejectment claim relating to storage area 1C2. The Court agrees with the

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Association that the doctrine of estoppel by deed applies and, as between the parties to the 1988 deed, including any successors-in-interest, storage area 1C2 was conveyed to the association. As noted in Hurley v. Charles, 112 Va. 706, 711, 72 S.E. 689, 691 (1911), “[t]he rule is well established that where the deed recites or affirms, expressly or impliedly, that the grantor is seized of a particular estate, which the deed purports to convey, and upon the faith of which the bargain was made, he will be thereafter estopped to deny that such an estate was passed to his vendee, although the deed contains no covenant of warranty at all.” In Hurley, the fact that the deed was never recorded, while void as to any creditors of the grantor or other third parties, would not prevent the grantor from being estopped from claiming an interest against the grantee. See also, 1924 Leonard Road, L.L.C. v. Dorothy Van Roekel, et al, 272 Va. 543, 636 S.E.2d 378 (2006), quoting from, Barris, et al v. Keswick Homes, L.L.C., 268 Va. 67, 73, 597 S.E.2d 54, 58 (2004) (“the doctrine of estoppel by deed provides that equity will not permit a grantor, *or one in privity with him*, to assert anything in derogation of an instrument concerning an interest in real or personal property as against the grantee or his successors”) (Emphasis added). Accord, Lee v. Front Royal-Riverton Improvement Co., 7 Va. Cir. 241, 242 (Va. Cir. 1984). There are no cases applying this doctrine to a deed conveying condominium units or limited common elements, however, nothing in the Condominium Act appears to abrogate this common law principle in that it only applies as between a grantor and grantee.

Though it is true that storage area 1C2 is not, and was not, an appurtenance to Unit 323, as between the grantor, West End Corporation, and the grantee, the Association, the deed evidences a clear and unambiguous conveyance of storage area 1C2 for good and valuable consideration. The situation herein is distinguishable from that in Barris, et al v. Keswick Homes, L.L.C., in which the defendant argued that even if the plain language of the instrument in question did not effectively release a lot from a restrictive covenant “whether the parties to the ... instrument had the authority or intent to release [the lot] from the covenant in perpetuity, that is the effect of the language of the instruments” and the parties and their successors in interest are estopped from denying its effect. The Supreme Court rejected such an argument finding that the “clear intent of the parties to the ... instrument was to give effect to the authority granted by the restrictive covenant to consent to a one-time resubdivision of Lot 7 and that resubdivision has occurred.” Barris, et al v. Keswick Homes, L.L.C., 268 Va. at 73, 597 S.E.2d at 58. In so finding, the Supreme Court held that “enforcement of the restrictive covenant against a lot created by the one-time resubdivision of [the lot] would not be in derogation of the ... instrument.” Id. Here, Gordon Properties’ claim for ejection against the Association is in derogation of the 1988 deed. The plain language of the deed demonstrates an intent by West End Corporation, as signed by its president, Mr. Doherty, to convey storage area 1C2 to the Association. Further support as to the intent to convey this storage area is evidenced by the Distribution and Confirmation Deed dated October 30, 2002, signed by Cornelius Doherty, in which West End Corporation conveyed to Gordon Properties (West End Corporation’s successor-in-interest) various condominium units along with storage area limited common

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elements, but *not* 1C2 which was appurtenant to Unit 331, a unit conveyed to Gordon Properties in the Distribution and Confirmation Deed.

Finally, to the extent that the parties failed to comply with Va. Code § 55-79.57(B), this can be remedied by execution of an amendment to the Declaration reflecting the reassignment of storage area 1C2 to the Association.

- (3) The Association's Motion to Reconsider the Court's Determination that Assessments for the Single User Limited Common Elements are Governed by Va. Code § 55-79.83A.

In the February 23, 2009 Letter Opinion, the Court concluded that assessments for Limited Common Elements (single user) should be governed by Va. Code § 55-79.83(A). Upon further reflection and consideration of the applicable authorities, the Court now determines that such a conclusion is contrary to the Declaration and the Condominium Act. To conclude, as the Court previously did, that § 55-79.83A governs the assessments for Limited Common Elements (single user) would effectively exclude the cost of maintenance and operation incurred with respect to those Limited Common Elements (single user). The Limited Common Elements (single user) specifically at issue are the storage areas, but parking garage and spaces are also categorized in the Declaration as Limited Common Elements (single user). See Declaration, Article III(A)(1). Article V, Section B provides: "The cost of maintaining and operating the limited common elements, ..., shall be borne among the unit owners having limited common elements appurtenant to their units." In Article V(B)(1), the Declaration provides: "As applicable a unit owner whose unit has assigned to it a limited common element (single user) shall share in the *expense and maintenance* of the limited of the limited common element of which his assigned space is a part." (Emphasis added). Thus, when Articles V(B) and V(B)(1) are read together, the Declaration expressly provides that a unit to which a Limited Common Element (single user) has been assigned is responsible to pay for the expenses relating to the maintenance and operation or use of that Limited Common Element.

Section 55-79.83(B) of the Condominium Act clearly mandates that, where the condominium instruments "expressly so provide," common expenses that benefit less than all of the condominium units "shall be specially assessed against the condominium unit or units involved with such reasonable provisions as the condominium instruments may make for such cases." Evidence at trial established that such common expenses may include expenses such as electricity, security and insurance, all of which the evidence showed were incurred to a limited extent with respect to the Limited Common Elements (single user) at issue. These expenses were incurred in relation to the use and operation of the Limited Common Elements (single user). Pursuant to § 55-79.83(B) the executive organ is empowered to impose reasonable user fees in order to recover for the expenses for the use and operation of the storage areas which are Limited

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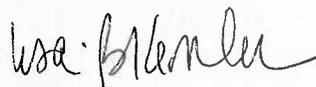
Common Elements (single user). In this case, because nothing in Exhibit D to the Declaration addresses Limited Common Elements (single user), the Board of Directors, in 1989, enacted a resolution to impose an assessment for the use of the storage areas (Defendant's Exhibit 6) which is consistent with the requirement in the Declaration that the cost of maintaining and operating the Limited Common Elements (single user) "be borne among the unit owners having Limited Common Elements (single user) appurtenant to their units." Declaration, Article V(B). No evidence was introduced at trial that the assessment or user fee for the use of the storage areas was unreasonable.

A close reading of § 55-79.83(A) of the Condominium Act reveals that this section concerns periodic expenses associated with only the maintenance, repair, renovation, restoration, or replacement of any limited common element and not with ongoing expenses of use and operation. The language of § 55-79.83(A) makes this clear in that it provides that such expenses of maintenance, repair, etc. "shall be specially assessed against the condominium unit to which that limited common element was assigned *at the time such expenses were made or incurred.*" (Emphasis added).

For these reasons, the Court grants the Association's motion to reconsider this issue previously addressed in the Court's February 23, 2009 Letter Opinion and concludes that Va. Code § 55-79.83(B), *not* § 55-79.83(A), governs the assessment of the Limited Common Elements (single user) and allows the Association to impose a reasonable user fee.

Counsel are directed to prepare an Order which sets forth the jury's verdict and incorporates the rulings in this Letter Opinion without restating its contents. In addition, counsel should either include in the Order or in separate Order the rulings set forth in the Court's Letter Opinion of February 23, 2009, pertaining to Gordon Properties' request for a permanent injunction that are not inconsistent with the rulings contained in this letter.

Very truly yours,



Lisa B. Kemler

**APPENDIX TO EXAMINER'S REPORT:  
DOC 14**

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
Alexandria Division

In re:	)	
	)	
<b>GORDON PROPERTIES, LLC, and</b>	)	<b>Case No. 09-18086-RGM</b>
<b>CONDOMINIUM SERVICES, INC.,</b>	)	(Jointly Administered)
	)	(Chapter 11)
_____ Debtors.	)	
<b>GORDON PROPERTIES, LLC, and</b>	)	
<b>CONDOMINIUM SERVICES, INC.,</b>	)	
	)	
Debtors,	)	
	)	
v.	)	<b>Contested Matter</b>
	)	(Motion to Approve Settlement,
<b>FIRST OWNERS’ ASSOCIATION OF</b>	)	Docket Entry 498)
<b>FORTY SIX HUNDRED CONDOMINIUM,</b>	)	
<b>INC.,</b>	)	
	)	
_____ Creditor.	)	

**MEMORANDUM IN SUPPORT OF  
MOTION TO RECONSIDER ORDER APPOINTING AMICUS CURIAE**

Gordon Properties, LLC (“Gordon Properties”), and Condominium Services, Inc. (“CSI”) (Gordon Properties and CSI are referred to herein jointly as the “Debtors”), file this Memorandum in Support of Motion to Reconsider Order Appointing *Amicus Curiae* (“Order”) as follows:

**INTRODUCTION**

The Debtors and First Owners’ Association of Forty Six Hundred Condominium, Inc. (“FOA”) submitted a Joint Motion and Memorandum for Order Approving Settlement between Debtors and FOA (“Settlement Motion”) [Docket No. 498]. Both the Debtors and FOA were represented by counsel, and the proposed settlement was the result of court-ordered mediation with the Honorable Kevin R. Huennekens following years of litigation between the parties. The

terms of the settlement were agreed upon following two full-day mediation sessions with Judge Huennekens, and the Settlement Agreement itself was the product of extensive negotiations between the parties and counsel over a period of several weeks following conclusion of the mediation.

In considering the Settlement Motion, the Court *sua sponte* raised a concern about the corporate governance of FOA because “three of the seven directors of FOA are owners or a relative of the owners of Gordon Properties.”<sup>1</sup> Order at 4. To resolve this concern, the Court appointed “a disinterested *amicus curiae*,” (Order at 4), gave the *amicus* the rights of a party with full discovery and motion rights without limit or further direction (Order at 5), and ordered that the Debtors pay the fees and costs of the *amicus*. *Id.*

The Debtors filed their motion requesting that the Court reconsider its Order, respectfully asserting that the Court does not have the power to appoint an *amicus* to act as fact finder or de facto special master, that even if the Court has such power, the broad unlimited direction is unwarranted, and that there is no authority to require the Debtors to bear the costs of such an extraordinary measure. Accordingly, the Debtors respectfully request that the Court reconsider its Order for the reasons set forth in their motion and for the reasons set forth below.

## ARGUMENT

### 1. THE COURT LACKS THE POWER TO APPOINT AN AMICUS AS SET FORTH IN THE ORDER.

“Traditionally, the role of *amici* has been to act as a friend of the court, providing guidance on questions of law.” *Bryant v. Better Business Bureau of Greater Maryland, Inc.*, 923 F. Supp. 720, 727 (D. Md. 1996). This power to appoint an *amicus* derives from a federal court’s inherent equitable powers. *James Square Nursing Home, Inc. v. Wing*, 897 F. Supp. 682,

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<sup>1</sup> The three individuals are Bryan Sells, Lindsay Wilson, and Elizabeth Greenwell, all of whom are members of Gordon Properties. CSI is wholly-owned by Gordon Properties.

683 n.2 (N.D.N.Y. 1995); *Martinez v. Capital Cities/ABC-WPVI*, 909 F. Supp. 283, 286 (E.D. Pa. 1995).

Because there is no federal rule that applies to *amici*, courts look for guidance to Federal Rule of Appellate Procedure 29 in determining the appropriateness of allowing the participation of *amicus*. *Washington Gas Light Co. v. Prince George's Cnty. Council*, No. 08-0967, 2012 WL 832756, (D. Md. Mar. 9, 2012). *Amici* are less appropriate at the trial level where issues of fact predominate. *Yip v. Pagano*, 606 F. Supp. 728, 1568 (D.N.J. 1985) *aff'd* 782 F.2d 1033 (3d Cir.), *cert denied*, 476 U.S. 1141, 106 S. Ct. 2248, 90 L. Ed. 2d 694 (1986). An *amicus* "is not a party to the litigation and participates only to assist the court." *Waste Management v. York*, 162 F.R.D. 34, 34 (M.D. Pa. 1995). It should not be used with respect to evidentiary claims and should not offer factual information favoring a particular party. *In re Enron Creditors Recovery Corp.*, No. 01-16034, 2008 WL 4181708 at \*2 (Bankr.S.D.N.Y. Sept. 4, 2008) citing *Banerjee v. Bd. of Trustees of Smith College*, 648 F.2d 61, 65 (1st Cir. 1981) and *Strasser v. Doorley*, 432 F.2d 567 (5th Cir. 1970).

In this case, none of the traditional bases for *amicus* have been identified: "helpful analysis of the law. . . special interest in the subject matter of the suit or existing counsel is in need of assistance." *Bryant*, 720 F. Supp. at 728. To the contrary, the Court appointed an *amicus* and gave it the unfettered broad power of a party to investigate facts as well as law, far beyond the role of an *amicus*. The Court gave this "*amicus*" the role traditionally given to that of a special master. "The appointment and activities of a master are only for the purpose of aiding the trial judge to obtain the facts and arrive at a correct result in a litigation pending before his or her court... ." 9C Charles Alan Wright & Arthur R. Miller, *Federal Practice and Procedure* §2601 (3d ed.1998).

District Courts have the power to appoint masters pursuant to Federal Rule of Civil Procedure 53. However, pursuant to Federal Rule of Bankruptcy Procedure 9031, FRCP 53 does not apply to cases under the Bankruptcy Code. The Advisory Notes provide that “[t]his rule precludes the appointment of masters in cases and proceedings under the Code.”

While the Bankruptcy Code gives the Court certain equitable powers under 11 U.S.C. § 105(a) to “issue any order, process or judgment that is necessary or appropriate to carry out the provisions” of the Code, that power cannot be exercised to issue the Order to appoint the *amicus* in this case. “[T]he Supreme Court has made clear that ‘whatever equitable powers remain in the bankruptcy courts must and can only be exercised within the confines of the Bankruptcy Code.’ Thus the equitable powers that a bankruptcy court possesses ‘are not a license to . . . disregard the clear language and meaning of the bankruptcy statutes and rules.’ *In re Coleman*, 426 F.3d 719, 726 (4th Cir. 2005), citing *Norwest Bank Worthington v. Ahlers*, 485 U.S. 197, 206 (1988) and *Official Comm. of Equity Sec. Holders v. Mabey*, 832 F.2d 299, 302 (4th Cir. 1987).

The Order, under the guise of the appointment of an *amicus*, in reality, appoints a special master with the power of fact finding, discovery, motions, and the ability to report to the court. Because bankruptcy courts do not have the power to appoint special masters, this Court cannot use its inherent authority to appoint an *amicus* to undertake similar functions.

**II. EVEN IF THE COURT HAS THE AUTHORITY TO APPOINT AN AMICUS, THAT AUTHORITY WAS NOT PROPERLY EXERCISED IN THE ORDER.**

Even if the Court does have the power to appoint an *amicus*, the appointment at issue exceeds that authority. The appointment of an *amicus* at the trial level to participate as fact finder and over the objection of a party is extremely rare. The vast majority of reported cases addressing *amici* involve whether to grant the request of a non-party to participate in the

proceedings on matters of law. There are few cases where the court on its own initiative appoints an *amicus*, and even fewer that involve fact finding.

Such an appointment, particularly at the trial level, should be a rare instance. See *Tennessee v. Medicine Bird Black Bear White Eagle*, 63 S.W.3d 734, 758-59 (Tenn. 2001). “[A] district court lacking joint consent of the parties should go slow in accepting, and even slower in inviting, an *amicus*” and “an *amicus* who argues facts should rarely be welcomed.” *Strasser v. Doorely*, 432 F.2d 567 (5th Cir. 1970). Here, the Court has appointed an *amicus*, given that *amicus* the rights of a party in a contested matter, and provided no limits, guidance, or restrictions. Even if this is not considered a special master, the breadth of the appointment is beyond the scope of what might be considered appropriate for a court-appointed *amicus*.

The proper role of an *amicus* to assist the court is for (1) providing adversarial presentations when neither side is represented, (2) providing an adversarial presentation when only one point of view is represented, (3) supplementing the efforts of counsel even when both sides are represented, and (4) drawing the court’s attention to the broader legal or policy implications that might otherwise escape the court’s consideration. *Giammolvo v. Sunshine Mining Co.*, 644 A.2d 407, 409 (Del. 1994). None of these factors were cited by the Court in appointing the *amicus* in this case.

To the contrary, the Court acknowledged that the parties have engaged in “more than six years of litigation” which has proved costly to the parties. Order at 1. The Court further acknowledges that the parties were adequately represented and that the settlement was the result of court-ordered mediation. Order at 2. The sole basis expressed for the need of the *amicus* is that one of the parties to the settlement, FOA, has a *minority* of overlapping directors with Gordon Properties. Nonetheless, a majority of FOA’s board has no such possible conflict when

approving the Settlement Agreement that arose from the court ordered mediation. Clearly, that majority of FOA's board, and FOA's counsel, had full resort to the rights of a party in an adversary proceeding, including all the rights given to the *amicus* by the Order. To the extent FOA's board wanted to "take discovery, to file motions and pleadings, to respond to any pleading filed, to call witnesses to examine and cross examine witnesses and to address the court," it clearly has that right in this case. Extending these rights to an *amicus* is tantamount to making that *amicus* a party, an impermissible role for any *amicus*.

Courts set a "bright line test between an *amicus* and a named party." *Waste Management of Penn. v. York*, 162 F.R.D. 34, 34 (M.D. Pa. 1995). The named parties should always remain in control, with the *amicus* merely responding to the issues presented by the parties. An *amicus* cannot initiate, create, extend, or enlarge issues." *Wyatt by and through Rawlins v. Hanan*, 868 F. Supp. 1356, 1358 (M.D. Ala. 1994). *Accord, Tafas v. Dudas*, 511 F. Supp. 2d 652, 660 (E.D. Va. 2007)("The Court agrees that it may not consider legal issues or arguments not raised by the parties," citing *Cellnet Commc'ns. v. F.C.C.*, 149 F.3d 429, 443 (6th Cir. 1998), holding that "to the extent the *amicus* raises issues or make arguments that exceed those properly raised by the parties, [the Court may not consider such issues]"). Thus, this Court has no authority to give the *amicus* rights superior to the rights exercised by the parties, or to raise issues of fact or law not already raised by the parties.<sup>2</sup>

The Debtors could find no reported case where the court's appointment of an *amicus* afforded an *amicus* all the rights of a party, including discovery and motions. The Debtors

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<sup>2</sup> Even in cases where a Court grants a motion to permit an *amicus* to participate in the proceeding above traditional *amicus* rights or "*amicus plus*" status, those *amici* are not given the rights of a party and cannot raise new issues not raised by the parties. *Liberty Resources, Inc., Philadelphia Hous. Auth.*, 395 F. Supp. 2d 206, 210 (E.D. Pa 2005). And notably, those *amicus* who request to participate by motion pay their own fees. *See infra*.

respectfully submit that this is because the broad appointment set forth in the Order is simply impermissible. The settled case law regarding the appointment of *amicus* by the court (as opposed to approving a request to file an *amicus* brief) is that *amicus* at the trial level is rare; it should only be done when a “helpful analysis of the law. . . special interest in the subject matter of the suit or existing counsel is in need of assistance.” *Bryant*, 720 F. Supp. at 728. The Court did not rely upon any of these bases in its appointment.

It is apparent from the Order that the Court was concerned about corporate governance issues of FOA. Specifically, the Court appeared to be concerned about the overlapping identity of the members of Gordon Properties and FOA’s board. In addition, the Court appeared to be concerned about the appointment of the Special Litigation Committee (“SLC”) and its authority to enter into and approve the settlement agreement.<sup>3</sup> The Debtors are confident that the Court’s concerns would have been resolved during the evidentiary phase of the hearing on approval of the Settlement Agreement. The Court should know that counsel for both the Debtors and FOA had already discussed the need to create such an evidentiary record. That evidence will establish that FOA’s board voted unanimously (6-0, with 1 absent) to approve the settlement agreement that had been negotiated, drafted, and approved by the SLC, and would have established that all non-interested members voted in favor of the proposed settlement.<sup>4</sup> Similarly, the evidence will

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<sup>3</sup> This concern appears to arise as a result of the allegations made by the plaintiffs in *Sobol, et al v. Sells, et al*, A/P No. 12-1562-RGM, which allegations have been denied by both the FOA and the individual defendants.

<sup>4</sup> Although the Court has identified the three individuals who are related to Gordon Properties as being interested members of FOA’s board, it cannot be forgotten that another member of FOA’s board is equally interested on the other side of the dispute. Lucia Hadley was a member of the board that engaged in the wrongful conduct resulting in Gordon Properties’ judgment against FOA and is a defendant in a breach of fiduciary suit filed by FOA against those board members. Notwithstanding that Ms. Hadley is the board member who was absent from the meeting at which the settlement agreement was approved and might have voted in opposition, because Ms. Hadley is not disinterested, the actual vote of the “disinterested” board members was 3-0.

address any concern the Court might have had with respect to the formation and authority of the SLC. As a threshold, the evidence will establish that the SLC had been properly appointed in the first instance. Moreover, the evidence will establish that the SLC voted unanimously (3-0) to approve the settlement agreement. More importantly, the evidence will establish that FOA's board voted unanimously (7-0) at a recent meeting to ratify the earlier appointment of the SLC and its approval of the settlement agreement.<sup>5</sup> Thus, the Debtors submit that the normal adversarial process and evidentiary record would have addressed any concerns of the Court regarding the binding nature of the settlement agreement as to FOA and would have eliminated any need for an *amicus* with the unfettered power of a party to litigate these issues.

**III. EVEN IF THE APPOINTMENT OF THE AMICUS IN THE ORDER IS APPROPRIATE, THE COURT SHOULD PROVIDE GUIDANCE AND DIRECTION OF WHAT INFORMATION WOULD AID THE COURT IN BEING ABLE TO RULE ON THE MOTION FOR SETTLEMENT.**

At a minimum, the Court should provide guidance to the *amicus* as to the exact information that would be helpful to the Court in approving the Settlement Agreement. An unfettered designation giving the *amicus* the rights of a party with full discovery power can only result in re-litigation of the issues in the case, which will be costly and of no help to anyone. Indeed, one of the hallmarks of a settlement is to bring an end to litigation. The Court's Order is contrary to that intent, and, candidly, is likely to have an impact on the parties' willingness to consummate the Settlement.

If the issue is strictly the issue of corporate governance, as suggested in the Order, then the Court should articulate the facts and law that it needs to resolve that issue. On the other

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<sup>5</sup> Notwithstanding that the parties believe the Court would conclude that the original appointment of the SLC following the 2012 election satisfied all applicable legal requirements, in light of the allegations contained in the *Sobol* complaint, FOA's board acted prophylactically to ratify the appointment and the actions of the SLC with respect to the settlement agreement in order to remove any doubt.

hand, if the issue is broader, for example, the fairness of the settlement,<sup>6</sup> then the Debtors submit there is simply no authority to delegate the Court's role in approving a settlement. More importantly, for the same reasons that the Court is required by applicable case law to defer to the business judgment of the Debtors in entering into the settlement, the Court also should defer to the business judgment of FOA.

**IV. THE COURT HAS NO AUTHORITY TO IMPOSE THE COSTS AND FEES OF THE AMICUS ON THE DEBTORS.**

The law is clear that, in order to impose the fees of *amici curiae* on a party, *amicus* must render services which prove beneficial to the Court AND the party charged with the fees must have created the necessity for the services to be provided. *Morales v. Turman*, 820 F.2d 728, 731 (5th Cir. 1987). Here, the Court imposes the costs on the Debtors. This is impermissible.

The American rule requires each party to bear its own attorney fees absent contrary contractual or statutory provisions. Exceptions are narrowly circumscribed. *United States v. Standard Oil Co. of California*, 603 F.2d 100, 103 (9th Cir. 1979). Traditional *amicus* who petition a court for permission to submit *amicus* briefs are acting out of the interests of the client that employs them to seek the *amicus* and are paid by those parties. Here, the only exception that might permit the shifting of fees is where the need for the *amicus* is caused by a party.

**The traditional rule regarding compensation of an *amicus curiae* is that “where the court appoints an *amicus curiae* who renders services which prove beneficial to a solution of the questions presented, the court may properly award him compensation and direct it to be paid by the party responsible for the situation that prompted the court to make the appointment.”**

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<sup>6</sup> As suggested by the Court's citations to *Protective Comm. for Indep. Stockholders of TMT Trailer Ferry, Inc. v. Anderson*, 390 U.S. 414, 88 S. Ct. 1157 (1968) and *In re Merry-Go-Round Enterprises, Inc.*, 229 B.R. 337, 347 (Bankr. D. Md. 1999).

*Schneider v. Lockheed Aircraft Corp*, 658 F.2d 835, 853 (D.C. Cir. 1981) *cert denied*, 455 U.S. 994, 102 S. Ct. 1622, 71 L. Ed. 2d. 855 (1982).

In *Schnieder*, despite the “complexity and unwieldiness of the questions confronting the court at the time the *amicus* was appointed,” the appellate court reversed the taxing of *amicus* fees against Lockheed as being contrary to clear legal precedent. Lockheed was the defendant and had been sued on multiple tort grounds as a result of an airplane crash which killed many children and orphans being airlifted to the United States in the waning days of the Vietnam war. According to that Court, the *amicus* provided invaluable assistance. However, the need for the *amicus* was not the result of any conduct Lockheed took in the proceedings and thus, it had been error to assess these additional fees and costs against Lockheed. Being the defendant and liable for the underlying claim was not sufficient.

Similarly, in this case, the Debtors have not caused a need for the appointment of the *amicus*. The sole issue raised by the Court in the Order is the issue of the corporate governance of FOA. If FOA cannot satisfy the Court on its corporate governance issue, it is not the Debtors’ fault that necessitates the appointment of the *amicus*.

### CONCLUSION

Debtors respectfully submit that the Court lacks the authority to appoint an *amicus* in the broad, unfettered fashion set forth in the Order and requests that the Court reconsider 1) the appointment of the *amicus*, 2) the scope of the *amicus* functions, and 3) the taxing of the costs of the *amicus* on the Debtors.

WHEREFORE, Gordon Properties, LLC, and Condominium Services, Inc., in consideration of the foregoing, request that the Court grant its Motion to Reconsider Order Appointing *Amicus Curiae*, and for any other relief the Court deems proper.

Respectfully submitted,

**GORDON PROPERTIES, LLC,  
CONDOMINIUM SERVICES, INC.**  
By counsel

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**APPENDIX TO EXAMINER'S REPORT:  
DOC 15**

FIRST OWNERS' ASSOCIATION OF 4600 DUKE STREET

Organizational Meeting of the Board of Directors

Sunday, June 17, 2012

13:00 at 4600 Duke Street, Suite 331

Directors Present: Bryan Sells (by telephone), Elizabeth Greenwell, Lindsay Wilson, F.J. Pepper, & Dennis Howland (by telephone).

Directors Absent: Lucia Hadley & Alex Zogheib.

Also in attendance: Stella Quelch, Jane Brungart, Nick Greenwell, & Joe Riviere.

***Call to Order***

Lindsay Wilson called the meeting to order at 13:05.

***New Business***

Lindsay Wilson motioned for Bryan Sells to chair the meeting. The motion was seconded by Elizabeth Sells. Lindsay Wilson, Bryan Sells, and Elizabeth Greenwell voted in favor of the motion. There was no opposition for the motion. Motion passed.

Bryan Sells called for a volunteer to take minutes of the meeting. Jane Brungart volunteered. Lindsay Wilson moved that Jane Brungart take the minutes of the meeting. Elizabeth Greenwell seconded the motion. The motion passed unanimously by voice vote.

***Roll Call***

Bryan Sells took roll call. (Dennis Howland joined the meeting by telephone at 13:10)

Bryan Sells introduced the election procedures for Board Officers. The Directors voted to approve the election procedures unanimously by voice vote.

Bryan Sells opened the floor for nomination for President. Lindsay Wilson moved that Bryan Sells be nominated as President. Elizabeth Greenwell seconded the nomination. Bryan Sells called for further nomination for President. Hearing no further nominations, he closed the nominations for President. Bryan Sells was elected as President without opposition by voice vote.

Bryan Sells opened the floor for nominations for Vice President. Lindsay Wilson nominated Elizabeth Greenwell. Bryan Sells seconded the nomination. The motion was approved unanimously. Bryan Sells called for further nominations for Vice President. Hearing no further nominations, he closed the nominations for Vice President. Elizabeth Greenwell was elected as Vice President without opposition by voice vote.

Bryan Sells opened the floor for nominations for Secretary. Lindsay Wilson nominated Lucia Hadley. Elizabeth Greenwell seconded the nomination. Bryan Sells called for further nominations for Secretary. Hearing no further nominations, he closed the nominations for Secretary. Lucia Hadley was elected Secretary without opposition by voice vote.

Bryan Sells opened the floor for nominations for Treasurer. Lindsay Wilson nominated Betty Gilliam. Elizabeth Greenwell seconded the nomination. Bryan Sells called for further nominations for Treasurer. Hearing no further nominations, he closed the nominations for Treasurer. Betty Gilliam was elected Treasurer without opposition by voice vote.

### ***Open Forum***

Bryan Sells opened the floor to residents in attendance for any new business or comments. Jane Brugart asked the chair if the court case on Tuesday, June 19, 2012 was still to be held. Bryan Sells answered affirmatively.

### ***Adjournment***

Bryan Sells announced that the next regularly scheduled Board Meeting will take place at 7:00 p.m. on Tuesday, June 19, 2012 in Studio 46 at 4600 Duke Street. Bryan Sells than called for a motion to adjourn. Lindsay Wilson motioned for the meeting to adjourn at 13:20. The motion was seconded by F.J. Pepper. Motion carried and meeting adjourned at 13:20.

**APPENDIX TO EXAMINER'S REPORT:  
DOC 16**

**FIRST OWNERS' ASSOCIATION  
4600 Duke Street  
Alexandria, Virginia 22304**

**BOARD OF DIRECTORS MEETING  
TUESDAY, JUNE 19, 2012  
MINUTES**

The regular meeting of the Board of Directors of the First Owners' Association of Forty-Six Hundred Condominium, Inc., was called to order by President Bryan Sells at 19:06 in Studio 46.

Board Members Present: Bryan Sells, President  
Elizabeth Greenwell, Vice President  
Dennis Howland, Director  
F. J. Pepper, Director  
Lindsay Wilson, Director

Non-Voting Board Members Present: Betty Gilliam, Board Appointed Treasurer

Board Members Absent: Lucia Hadley, Secretary  
Alex Zoghaib, Director

Also Present were: Steve Hurwitz, Interim Building Manager  
Chris Dempsey, Building Engineer  
And 14 observers

**CALL TO ORDER**

President Sells called the meeting to order at 19:06. He stated for the record that proper notice for the meeting had been given and that Directors Dennis Howland and Lindsay Wilson were participating by telephone.

**ROLL CALL**

In the absence of Secretary Hadley President Sells requested the Recording Clerk to call the Roll. Dave Bush conducted a roll call of the Board of Directors, declaring a quorum to be present.

**APPROVAL OF AGENDA**

The Board reviewed the draft agenda.

**MOTION: Dr. Pepper moved and Ms. Greenwell seconded, that the Agenda for the June 19, 2012 meeting be approved. The motion passed unanimously (5-0-0).**

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**POLICE REPORT**

Sgt. Brian Thompson reported that since May 30th there had been 15 calls for service received, three of which were classified as reportable crime and acted upon in some way by officers on duty. Most reports are vehicular in nature, such as vandalism or improper driving. Two of the reportable incidents were domestic disturbance calls and the third concerned thievery from a residential storage area. In response to a question, Sgt. Thompson reported that he personally is on motorcycle patrol in the vicinity of 4600 Duke during the day and that the area is patrolled during the evening, night and early morning hours by car.

[At 19:11 Ms. Wilson joined the meeting by telephone and there was a brief interruption of business when Mr. Howland, who had been participating by telephone, was disconnected and his connection reestablished.]

**REVIEW MINUTES - Meetings of May 30, 2012 and June 17, 2012**

*Minutes of May 30, 2012:* Without Objection, the Board agreed to postpone review and approval of the Minutes of the meeting held May 30, 2012 until the next regular meeting to allow a thorough review.

*Minutes of June 17, 2012:* The Board reviewed the minutes of the Organizational Meeting of the Board held Sunday, June 17, 2012.

**MOTION: Ms. Greenwell moved and Dr. Pepper seconded, that the Board of Directors approve the June 17, 2012 Organizational Meeting minutes. The motion passed unanimously (5-0-0).**

**ENGINEER'S REPORT**

Mr. Dempsey presented the following report:

Mr. Dempsey presented a written report, briefly commenting on tasks either performed during June, or on tasks to be performed during July 2012.

Mr. Dempsey reviewed work performed thus far during the month of June, including: (1) a fire inspection conducted on June 8<sup>th</sup> with an inspector from the City of Alexandria who certified the building passed the inspection and stated the building was looking good; (2) completion of cleaning and painting at the picnic area to ready the area for summer use; (3) completion of boiler room preventative maintenance with repainting of the floor still to be performed; (4) changing air handler filters and oiling motors; (5) working with the new office manager to orient

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her to work protocols at 4600; enforcing motorcycle parking due to noise complaints, towing one cycle; (6) and, working with Environmental Concepts, Inc., to put together a spill prevention, control and countermeasure plan.

The report concluded with a review of work to be performed in July, including (1) finishing painting of boiler, electrical, phone and gas rooms; (2) hydro-jetting the main drains, including the main laundry drain; (3) concluding painting of worn away numbers in the garage. He concluded by requesting that the Board review Section Seven of the Bylaws governing "Limitation of Liability," to give guidance on to whom falls the liability to perform interior repairs due to penetration of water through the facade.

**MANAGER'S REPORT**

Mr. Hurwitz presented the following report:

Mr. Hurwitz reported that preparations for the National Night Out, to be held August 7<sup>th</sup>, have been completed.

He noted that between the time the Board approved a payment of approximately \$8,858 to the IRS for overdue Payroll Taxes, a communication from the IRS was received resulting in a further reduction of that amount to \$1,418 and that payment was processed on June 18<sup>th</sup> and sent to the IRS.

Mr. Hurwitz reported that e-mail addresses will be changed in the near future and will reflect the recipient's title rather than a given personal name.

He reported staff is process signature cards for the RBC investment accounts and Smart Street bank accounts for the new Board signatories.

**FINANCIAL REPORT**

Mr. Hurwitz reported that for the month of May (fifth month of the current Fiscal Year) net income stands at a surplus of \$15,674 for the month and \$28,449 for the year-to-date. He also reported that the Audit of the financial records for Fiscal Year 2011 has been received and included in the current Board Packet for review by the Board. He emphasized that the Association is experiencing a \$1.1 million dollar negative Owner Equity and that he and the staff are continuing to seek ways to lower expenses while not adversely impacting vital services.

Betty Gilliam, newly elected Treasurer, stated that while she had not reviewed the current financial

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report, she wanted to assure the Board she has been reviewing the monthly reports from Cardinal for some time and is well acquainted with the method of reporting and the current financial status of the Association. She suggested the Board invite Cardinal Management CFO Darryl Payne to attend a meeting to present a brief overview of how the Financial Statements are organized and the operation behind financial reporting. She concluded by stating that she is pledged to keep the Board and owners fully aware of finances and will at all times maintain the highest levels of fiduciary responsibility required of her office. She thanked the Board for entrusting to her the job of Treasurer and stated she fully expects to meet that trust in every way possible.

**COMMITTEE REPORTS**

**Building and Grounds Committee: Jonathan Halls, Chair**

Mr. Halls being absent, Ms. Gilliam reported that because the survey recently sent to owners is filled with very rich data, the committee is taking time to assess that data prior to coming before the Board with a Strategic Plan for future enhancement of the building and grounds. She noted that the plan will concentrate on a proposed ten year plan for financing purposes and will recommend near term solutions for longer term problems, which will allow the Board more time to develop funding methods for these problems. She reported the committee is concentrating its review using key principles such as development of noise deterrents, signage, parking, common area enhancements and general aesthetic needs. She concluded by stating that the committee is prepared to submit a plan for placing a new motorcycle parking space and will submit a written recommendation at the next meeting of the Board.

**OPEN FORUM**

Armando Figueroa came before the Board seeking an explanation as to why there was a change in the membership on the Board along with new officers. President Sells reported that on Friday, June 15<sup>th</sup> an Order of the Court was recorded presenting the results of the election held at the Annual Meeting. The Order stipulated those who had been elected by ballot. For the record he stated that those candidates stipulated by the Court as having been elected were Elizabeth Greenwell, Lucia Hadley, Dennis Howland, Dr. F. J. Pepper, Bryan Sells, Lindsay Wilson and Alex Zoghaib. The Court ordered there be an Organization Meeting of the new Board and that meeting was held on Sunday, June 17<sup>th</sup> with Bryan Sells being elected President, Elizabeth Greenwell being elected Vice President, Lucia Hadley being elected Secretary and Betty Gilliam being elected Treasurer. To assure there is a continuing orderly flow of business for the Association, the Board chose to hold its first regular meeting on this date.

Martina Hernandez congratulated the newly elected Members of the Board and thanked them for their willingness to serve. She stated she hoped the new Board would foster a change in the operations of the Association by generating an atmosphere of efficiency and a regenerated

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commitment to good governance.

Danuta Kuhl came before the Board to ask when unit entry doors will be painted and when the lower level garage will be thoroughly cleaned so it no longer presents itself as an eyesore. President Sells asked Mr. Hurwitz to review this request and act accordingly.

Stella Quelch reported she contacted Code Enforcement concerning the fact that her potable water supply was brownish in color which could denote it was not to be used. She stated that an investigator from the City visited her and, after performing tests on the water, stated it was fit to drink and that the brownish color might be removed by putting an additive in the water supply before it enters the building. President Sells asked Mr. Hurwitz to investigate and report findings to the Board.

Ms. Quelch also reported she contacted the Alexandria Park Authority about a continuing problem with deterioration of the entrance gate between Brenman Park and 4600 Duke and overgrowth of foliage at that location which essentially prevented entrance to the Park. She met with Mr. Jackson of the Park Authority who, after investigating, had the fence repaired and the foliage trimmed. President Sells thanked her for her diligent work on behalf of her neighbors and the Association.

Martha Wright came before the Board to suggest there needed to be a better variety of plantings at the front of the building so that there is a succession of bloom throughout the summer rather than all plants blooming at one time. She stated she felt the current landscape contractor was not properly fulfilling its contractual obligations and is continuing to dump grass cuttings and other detritus on the property which leads to infestation of vermin. She asked the Board to investigate.

Connie King asked if there was a building-wide structural engineering survey performed after the earthquake last year and Mr. Dempsey reported that such a survey was performed showing some minor cracking in the garage slab but no other damage.

**UNFINISHED BUSINESS**

**Front Desk Staffing and Service Hours:** Noting that Front Desk staffing and scheduling has been raised as a possible source of savings, Mr. Hurwitz reported he had been tasked to find other Associations which had a fully automated front desk system. He reported he had been unable to find that information in the short time between the May and June regular meetings of the Board and will continue to work on this matter.

**Select Meeting Dates for 2012 Regular Meetings:** The Board agreed to review this matter after the Executive Session portion of the agenda.

**Repair of Water Damage in Units:** Mr. Hurwitz requested the Board ask Legal Counsel for the Association for an interpretation of Section Seven of the Bylaws so as to best ascertain who should

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pay for interior repairs due to water damage from the exterior.

**MOTION: Ms. Greenwell moved and Dr. Pepper seconded, that the Board of Directors direct management to seek a legal review and opinion of Section Seven of the Bylaws governing "Limitation of Liability" to ascertain who will be obligated to pay for interior repairs required when there is moisture penetration of the building from an area other than a window. The motion passed unanimously (5-0-0).**

#### **NEW BUSINESS**

##### **Ratification of Actions Taken at Organization Meeting of June 17, 2012**

**MOTION: Ms. Greenwell moved and Ms. Wilson seconded, that the Board of Directors ratify actions taken at the Organization Meeting held June 17, 2012 as shown in the approved minutes of that meeting . The motion passed unanimously (5-0-0).**

**Ratification of Action Taken on a Point of Order at the October 5, 2012 Annual Meeting: Mr. Sells made the following motion:**

To ratify the action taken on a Point of Order at the October 5, 2011 Annual Meeting deeming Policy Resolution 2009-03 to be a nullity; or, in the alternative, to repeal Policy Resolution 2009-03.

On advice of Legal Counsel, the Board agreed to hold in abeyance a vote on the motion until after the Executive Session portion of the agenda.

**Termination of Legal Services: Mr. Sells made the following motion:**

To terminate Reed Smith and Redman, Peyton & Braswell effective immediately and to direct counsel from LeClair Ryan to seek a continuance of all filing and hearing dates pending hiring of replacement counsel.

On advice of Legal Counsel, the Board agreed to hold in abeyance a vote on the motion until after the Executive Session portion of the agenda.

#### **CORRESPONDENCE TO/FROM OWNERS AND RESIDENTS**

Mr. Hurwitz reported that the only letters from owners and residents concerned matters which would be reviewed in Executive Session.

#### **EXECUTIVE SESSION**

**APPENDIX TO EXAMINER'S REPORT:  
DOC 17**

**DRAFT**

**First Owners' Association  
4600 Duke Street  
Alexandria, Virginia 22304**

**Board of Directors  
Special Meeting  
Sunday, June 24, 2012**

The special meeting of the Board of Directors of the First Owners' association of Forty-Six Hundred Condominium, Inc. was called to order by President Bryan Sells at 3:06 PM in the Association's Office.

Board Members Present: Bryan Sells, President (via phone)  
Elizabeth Greenwell, Vice-President (via phone)  
Lucia Hadley, Secretary  
Dennis Howland (via phone)  
Lindsay Wilson  
Alex Zoghaib

Board Members Absent: Dr. F.J. Pepper

**Call to Order**

President Sells called the meeting to order at 3:06 PM. He asked if any directors declined to waive ten days notice of the meeting. None declined and thus indicated their acceptance of the waiver.

**Roll Call**

Ms. Hadley conducted a roll call of the Board of Directors, declaring a quorum to be present.

Board of Directors  
Special Meeting  
6/24/2012  
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Ms. Hadley moved, Mr. Zoghaib seconded a motion, "to engage Mike Dingman of Reed Smith, to represent FOA in the "Brinkama" appeal.

Dr. Pepper arrived at 3:17 PM.

Ms. Wilson moved, Ms. Greenwell seconded, a motion to table the above motion. President Sells called for a vote resulting in the motion to table passing with four yes (Sells, Greenwell, Howland & Wilson) and three no (Hadley, Pepper & Zoghaib).

Ms. Hadley moved, Mr. Zoghaib seconded a motion, "To have one attorney, from ReedSmith, argue the By-Laws issue."

Ms. Wilson moved, Ms. Greenwell seconded, a motion to table the above motion. President Sells called for a vote resulting in the motion to table passing with four yes (Sells, Greenwell, Howland & Wilson) and three no (Hadley, Pepper & Zoghaib).

Mr. Sells moved, Ms. Greenwell seconded a motion to approve the attached resolution.

Ms. Hadley moved, Dr. Pepper seconded, a motion to table Mr. Sells' motion pending legal review. The motion failed with three yes (Hadley, Pepper & Zoghaib) and four no (Sells, Greenwell, Howland & Wilson).

At approximately, attorney, Jennifer Sarvadi joined the meeting via phone.

Dr. Pepper moved, Ms. Hadley seconded a motion to amend Mr. Sells' motion to amend the attached resolution to include, "The Board approve a litigation committee with disinterested persons with respect to the litigation."

**APPENDIX TO EXAMINER'S REPORT:  
DOC 18**

APPROVED 10/16/12

FIRST OWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
MONDAY, SEPTEMBER 3, 2012  
MINUTES OF SPECIAL MEETING

The meeting was called to order by President Bryan Sells at 10 a.m. in Studio 46.

Board Members Present: Bryan Sells, President  
Elizabeth Greenwell, Vice President  
Lucia Hadley, Secretary  
Elizabeth Moore, Director  
F. J. Pepper, Director  
Lindsay Wilson, Director  
Alec Zoghaib, Director (By Telephone)

Non-voting Board Member Present: Betty Gilliam, Board Appointed Treasurer

Also Present were: Jennifer Sarvardi, Attorney  
Steve Hurwitz, Interim Building Manager

ROLL CALL

Ms. Hadley called the roll; a quorum was present.

CALL TO ORDER

President Sells stated that there were objections to the special meeting notice. (1) After notice was given that the meeting would be in the management office (Unit 400), the meeting was moved to Studio 46 without an additional ten-day notice period. Ms. Hadley stated that the meeting location was changed to another room at 4600 Duke Street to accommodate the owners who wished to attend. (2) Notice was not given per Article V, Section 12 of the By-Laws, "Additional Notice Requirements" to one agent appointed for receipt of such notice by all holders of first mortgages or first deeds of trust. Mr. Zoghaib agreed that such notice had not been given. Ms. Wilson stated for the record that the Board should follow the rules stated in the By-Laws.

MOTION: Ms. Moore moved we proceed with the meeting subject to objections. The motion passed (6-1-0) with Mr. Zoghaib opposed.

APPROVAL OF AGENDA

The Board reviewed the draft agenda.

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MOTION: Dr. Pepper moved that the agenda for the September 3, 2012, special meeting be approved. Mr. Sells stated that the agenda should be amended to provide for legal update, open forum, executive session and adjournment.

SUB-MOTION: Dr. Pepper moved that the agenda be to discuss items a, c, d, e, legal update in executive session, items h and i, and open forum. Mr. Sells, Ms. Greenwell and Ms. Wilson voted No; Dr. Pepper, Ms. Hadley, Ms. Moore and Mr. Zoghaib voted Yes.

SUB-MOTION: Mr. Sells moved to strike items a, c, d, e; the agenda would be legal update, executive session, items h and i, and open forum. Mr. Sells, Ms. Greenwell, and Ms. Wilson voted Yes; Dr. Pepper, Ms. Hadley, Ms. Moore, and Mr. Zoghaib voted No.

SUB-MOTION: Ms. Moore moved that the agenda be legal update in executive session, items h, f, i, a, c, d, e, open forum and adjournment. Mr. Sells, Ms. Greenwell and Ms. Wilson voted No; Dr. Pepper, Ms. Hadley, Ms. Moore and Mr. Zoghaib voted Yes.

SUB-SUB-MOTION: Mr. Sells moved to revise Ms. Moore's motion to place the open forum be after the legal update and before the executive session. Dr. Pepper, Ms. Hadley, and Mr. Zoghaib noted No; Mr. Sells, Ms. Greenwell, Ms. Wilson, and Ms. Moore voted Yes.

VOTE ON MS. MOORES' MOTION that the legal update in open session and in executive session be held first: Ms. Hadley and Mr. Zoghaib voted No; Mr. Sells, Ms. Greenwell, Dr. Pepper, and Ms. Wilson voted Yes.

FINAL MOTION: The agenda is to be legal update in open session, open forum, legal update in executive sessions, items h, f, i, a, c, d, e, and adjournment. Mr. Sells, Ms. Greenwell, and Ms. Wilson voted No; Dr. Pepper, Ms. Hadley, Ms. Moore, and Mr. Zoghaib voted Yes.

LEGAL UPDATE

Ms. Sarvardi reported that in the bankruptcy case, Judge Mayer disallowed the FOA assessment against the street-front units and any appeal of that is due on September 6. In the CSI bankruptcy case a plan for reorganization is due September 11. Judge Mayer ruled that FOA violated the automatic stay in relation to Gordon Properties. Thus, Gordon Properties owners can vote and can be seated on the Board and FOA must pay Gordon Properties about \$300,000. Briefs regarding the appeal of this ruling have already been submitted to Judge Ellis.

In a general discussion, Mr. Sells asked how much an appeal should cost. Ms. Sarvardi could not answer other than to say that her portion of the appeal will be about \$15,000. Mr. Sells also asked if FOA would

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have to refund money to the gas station since Judge Mayer determined that the five-year retroactive assessment against the restaurant was not defensible? Ms. Sarvardi did not know. Mr. Sells questions.

the commercial unit assessments for 2009, 2010, 2011, and 2012. Ms. Sarvardi replied that the judge did not determine whether or not these assessments were correct.

Mr. Hurwitz asked for guidance from the Board regarding the draft budget. Ms. Wilson asked where FOA would get the money if large sums must be refunded. Ms. Sarvardi cannot answer that question.

#### OPEN FORUM

A resident asked for a list of candidates for election on October 3. Regarding the high assessments, another resident asked if the Board members who incurred legal expenses could be forced to pay the bills, stating that the association members cannot afford to pay. Mr. Sells endorsed that remark. A Board member stated that assessment increases are due to need for funds to operate. Another Board member noted that an 8% increase had been voted for three months. A Board member was gravely concerned about further litigation.

#### EXECUTIVE SESSION

MOTION: Dr. Pepper moved that the Board go into executive session. The motion passed unanimously.

Persons Present: All Board members, Ms. Sarvardi, Mr. Hurwitz, and Betty Gilliam

Ms. Sarvardi reported on her recent activities and FOA payments due her firm. Ms. Sarvardi is still involved in the bankruptcy appeal; she is not involved in the arbitration. Mr. Hurwitz discussed his plan to deal with employees to assure there is no campaigning on "FOA time."

MOTION: Mr. Sells moved that the meeting be recessed to 7:30 p.m. on September 4, 2012. The motion passed unanimously.

#### MINUTES FROM SEPTEMBER 4, 2012

All Board members were present, as was Mr. Hurwitz, Ms. Gilliam and Ms. Sarvardi.

MOTION: Ms. Wilson moved the Board go into executive session. The motion passed unanimously.

Ms. Sarvardi discussed the Special Litigation Committee.

MOTION: Dr. Pepper moved that the Board go into open session. The motion passed unanimously.

MOTION. Mr. Sells moved to rescind Resolution 2012-02 and replace it with the version containing items A through H with the corrections to the various Board members named in items D and E.

Carried with four yes: Pepper, Hadley, Moore and Zoghab and three

no: Sells, Greenwell and Wilson.

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MOTION: Ms. Moore moved that the words following "under this resolution" in line 4 of item 4 be stricken. Mr. Sells, Ms. Greenwell, and Ms. Wilson voted No; Dr. Pepper, Ms. Hadley, Ms. Moore, and Mr. Zoghaib voted Yes. The motion carried.

MOTION: Dr. Pepper moved that the words following "Gordon Properties" in line three of item D be stricken. Mr. Sells, Ms. Greenwell, and Ms. Wilson voted No; Dr. Pepper, Ms. Hadley, Ms. Moore and Mr. Zoghaib voted Yes.

Mr. Sells, Ms. Greenwell, and Ms. Wilson voted against the resolution as amended; Dr. Pepper, Ms. Hadley, Ms. Moore and Mr. Zoghaib voted in favor.

MOTION: Dr. Pepper moved that the Board reconsider the passage of the Special Litigation Committee Resolution in order to change persons appointed to the committee. The motion failed (2-5-0) with Mr. Sells, Ms. Greenwell, Ms. Moore, Ms. Wilson, and Mr. Zoghaib opposed and Ms. Hadley and Dr. Pepper in favor.

RETURN TO OPEN SESSION

MOTION: Mr. Sells moved that the Board return to open session. The motion passed unanimously.

MOTION: Ms. Moore moved the Board approve the sample election packet Mr. Hurwitz had prepared and affirm the requirement to mail the packets by first class mail return receipt requested. Also, packets will be distributed directly by hand within the building as is practicable. The motion passed unanimously.

MOTION: Ms. Moore moved to rescind any contract FOA may have with Offitt-Kurman law firm. The motion passed unanimously.

MOTION: Mr. Sells moved that the meeting be adjourned. The motion passed unanimously.

The meeting was adjourned at 10:10 p.m. on September 4, 2012.

**APPENDIX TO EXAMINER'S REPORT:  
DOC 19**

**First Owners Association - 4600 Duke Street  
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**REVISED**

**FIRST OWNERS' ASSOCIATION  
4600 Duke Street  
Alexandria, Virginia 22304**

**BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, SEPTEMBER 18, 2012  
MINUTES**

The regular meeting of the Board of Directors of the First Owners' Association of Forty-Six Hundred Condominium, Inc., was called to order by President Bryan Sells at 19:10 in Studio 46.

Board Members Present: Bryan Sells, President  
Elizabeth Greenwell, Vice President  
Lucia Hadley, Secretary  
Elizabeth Moore, Director  
F. J. Pepper, Director  
Lindsay Wilson, Director  
Alex Zoghaib, Director [via telephone]

Non-Voting Board Members Present: Betty Gilliam, Board Appointed Treasurer

Also Present were: Steve Hurwitz, Interim Building Manager  
Annette Mazzei, Cardinal Management  
And 20 observers

**POLICE REPORT**

Prior to the Call to Order, while telephonic communication was being established with Director Zoghaib, President Sells introduced Officer Brian Thompson of the Alexandria Police Department to present his monthly report.

Sgt. Brian Thompson reviewed the activities of the Alexandria Police in the area of 4600 Duke during the months of June, July and August. He reported that the major event occurring during this period was a report of an attempted abduction on the bike path on September 12<sup>th</sup>. The person police are seeking in this incident is a thirty to forty year old Hispanic or African American male who was wearing blue jeans and a jacket. The individual was frightened off, police called and a K-9 unit dispatched; however, the individual could not be tracked. There have been no further incidents of this sort since.

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(As of September 23, 2012)**

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Sgt. Thompson then reported that during the thirty days from mid-June through mid-July there were three reportable crimes investigated, one being theft from an auto and two being breaking into storage bins. During the thirty days from mid-July through the present there had been thirty-three calls to police, two of which were reportable. The first of these was a stolen motorcycle which was later recovered in a nearby park, albeit in damaged condition. The second of these was a stolen van. Aside from these there were no significant incidents to report.

Ms. Stella Quelch asked if it would benefit the security of owners and residents if all outside entry after 11:00 p.m. was limited to the main front entrance and Sgt. Thompson responded that limiting access was always a good deterrent, provided the doors could be easily exited in case of an emergency.

### **CALL TO ORDER**

President Sells called the meeting to order at 19:10. He stated for the record that proper notice for the meeting had been given.

### **ROLL CALL**

Ms. Hadley conducted a roll call of the Board of Directors, declaring a quorum to be present.

### **APPROVAL OF AGENDA**

The Board reviewed the draft agenda.

**MOTION: Ms. Hadley moved that the Board of Directors amend the draft agenda by removing Items 11.a through 11.f under Unfinished Business and transferring item 11.g (Motion to change FOA meetings to the third Friday of the month) under Unfinished Business to a place on the agenda between Item 3 and Item 4, thereby creating a new Item 3 and renumbering sequentially from thereon. The Items to be removed would be Item 11.a - Motion to remove the president under Bylaws Article VI, Section 3 and elect a successor; Item 11.b - Motion to follow Roberts Rules of Order as appropriate, as modified by simple majority of the FOA Board to meet the size and purpose of the Association; Item 11.c - Motion to remove the vice-president under Bylaws Article VI, Section 3 and elect a successor; Item 11.d - Motion to retain Jennifer Sarvadi as FOA co-counsel in the bankruptcy matters and Reed Smith as litigation counsel on all other matters, except collections; 11.e - Motion to reinstate FOA Resolution #2009-03, "Eligibility for Election to the Board of Directors.", Item 11.f - Motion to modify FOA Administrative Resolution #2012-05, "Appointing Special Litigation Committee." (Previously Approved - No Action Required). The motion passed unanimously (7-0-0).**

**REVISED DRAFT  
(As of September 23, 2012)**

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**RECESS**

At 19:33 President Sells Recessed the meeting to allow for establishment of a better electronic sound transmission which would allow Director Zoghaib to be able to hear and participate in the proceedings. He called the meeting back to order at 19:40.

**APPROVAL OF AGENDA (continued)**

President Sells called for further revisions of the draft agenda and, hearing none, asked for a motion to approve the agenda as revised.

**MOTION: Ms. Moore moved that the Board of Directors approve the draft agenda for the Regular Meeting of September 18, 2012, as revised. The motion passed without objection.**

**MOTION TO CHANGE MEETING DAY**

The Board discussed the advisability of changing the day to hold the regularly scheduled monthly meeting from the third Tuesday to the third Friday of each month. Discussion centered around whether this change would lower attendance by observers, thereby adversely impacting the ability of the Board to properly communicate with owners and residents.

**MOTION: Ms. Hadley moved that the Board of Directors agree to hold the regular monthly meeting on the third Friday of each month. The motion failed (2-5-0) on a Roll Call Vote with Secretary Hadley and Director Moore in favor; and President Sells, Vice President Greenwell and Directors Pepper, Wilson and Zoghaib opposed.**

**APPROVE MINUTES - Regular and Special Meetings of August 21, 2012**

At this meeting the Board reviewed the revised minutes for the meetings held on August 21<sup>st</sup>. Board Members had been provided by e-mail with an original and revised draft of the minutes of the regular meeting held August 21<sup>st</sup> and the original draft of the Special meeting held August 21<sup>st</sup> and ending on August 22<sup>nd</sup>.

**MOTION: President Sells moved that the Board of Directors approve a revision of the draft Minutes of the August 21, 2012 Regular Meeting, at page seven (7) under Adjournment to strike the roll call vote, ending the motion with a simple numbering of (3-2-0) as was shown in the original draft. The motion passed (4-2-0).**

During discussion President Sells pointed out that a Roll Call Vote had not been requested and therefore should not be shown.

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**MOTION: President Sells moved that the Board of Directors approve the minutes of the Regular meeting held August 21, 2012, as revised, and the Special Meeting held August 21, 2012 and ending August 22, 2012. The motion passed (6-1-0).**

## **LEGAL UPDATE**

President Sells reported on several matters concerning pending litigation.

FOA v Gordon Properties: At the end of August Judge Mayer, the presiding Judge in this case, found that the FOA was not owed any money from Gordon Properties and FOA is appealing that decision.

Brinkema Decision: FOA appealed a decision by Judge Mayer concerning substantive consolidation of Chapter 11 Petitions of CSI and Gordon Properties in which Judge Mayer denied consolidation. Judge Leonie Brinkema of the United States District Court for the Eastern District of Virginia reversed the decision and remanded the case to Judge Mayer for further proceedings guided by Judge Brinkema's opinion.

Settlement Offer: Gordon Properties has submitted an offer to the Special Litigation Committee to settle legal disputes and the SLC is considering the offer and reviewing the possibility of Mediation.

Judge Ellis has stayed his Order of Appeal pending the possible mediation of dispute and oral arguments scheduled for September 25<sup>th</sup> has been suspended; however, briefs are continuing to be prepared and will be presented to the Court.

## **TREASURER'S REPORT**

Treasurer Gilliam presented the following report:

- "1) Our financial position is better this month. We have increased our cash flow by \$74,000, as of the end of August. These figures will be better next month due to the cuts in expenditures.
- "2) A great deal of work has gone into obtaining a Surety Bond. Our debt to ourselves the big sticker -- currently we owe ourselves over 1 million dollars.

"However, we have some promising news that we might be able to obtain a letter of credit that would be a substitute for the Bond, with the permission of the courts.

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“Judge Mayer issued the order to obtain Bond in the amount of \$300,000 on August 17, and allowed 45 days to comply. This means we have 12 days remaining to complete our search. I recommend the following:

“a. The Board of Directors Direct Mr. Donelan to request an extension of the due date until October 1, 2012, and,

“b. Approve posting a cash bond with the Courts in the event we are unable to obtain a bond by October 1, 2012.”

**The Board agreed that the Special Litigation Committee already has the authority to proceed and does not need approval from the Board.**

- “3) Levine & Daniels legal firm represents the Virginia Commerce Bank, and as a result of the Garnishment, requested considerable information about the financial standing of FOA. The 14 documents were provided, and they will request additional information if needed.
- “4) The final item is that we were able to determine that Gordon Properties is not delinquent. According to our accountant, two accounts were set up - Pre and Post Judgment. That created some confusion. Mr. Payne suggested that the Board should consider writing off the pre-judgment account before the end of the year. This does not mean that the funds cannot be collected should the courts decide that is appropriate. I suggest we ask Mr. Payne to attend our next meeting to discuss this issue and other items that the Board might deem appropriate.”

In response to a question from President Sells, Ms. Gilliam stated it was her belief that FOA could provide funds for posting a cash bond, although that posting would bring FOA to a very low level of available funds. She noted that if a cash bond were posted and the award of the court upheld or unchanged, the funds to pay the award would already be available and would not have to be budgeted, although repayment of that amount over time would have to become part of the budget process. In response to another question from President Sells concerning amounts payable to LeClair Ryan, Mr. Hurwitz reported that prior to July the firm was owed approximately \$133,000 and since that time there were several bills which have not been submitted to Cardinal which total about \$38,000.

Ms. Gilliam concluded her report by stating that, in light of the agreement among the Board Members that the SLC has the authority to proceed, she will contact Mr. Donelan and will keep the Board apprised about developments.

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## **COMMITTEE REPORTS**

### **Building and Grounds Committee - Jonathan Halls, Chair**

Mr. Hills reported that the committee is still discussing strategy in light of results from the survey taken several months ago. The committee will present the Board with a series of short term suggestions for solving some of the aesthetic concerns presented in the survey results and accompanying suggestions from owners and residents. He noted that the committee is aware of the financial constraints currently felt by the Association and will submit long range plans which note expenses so the Board can properly plan implementation in future budgets.

Ms. Gilliam reported that Skyline Plaza is undergoing corridor renovation and has donated used corridor light fixtures to FOA. She expects these will be available immediately and that staff can perform installation throughout the building.

### **Special Litigation Committee - Treasurer Betty Gilliam**

Ms. Gilliam reported the committee has approved development of a process for mediation of legal matters and that a Judge from Richmond has agreed to travel to Alexandria to participate. Dates for mediation have not been set.

Jane Brungart, a member of the committee, reported the committee voted two to one, with she in the minority, to hire Mike Dingman, an attorney practicing with Reed, Smith and Redman, to advise the committee during a mediation process. She reminded the Board and those present that ReidSmith, LLP was the firm which the Board fired several months ago and she stated that she felt the owners should be aware that the firm was returning to work for FOA. In response, Ms. Gilliam stated that the firm of Reed, Smith and Redman was not being retained, but that the services of one of their attorneys, who was fully aware of the proceedings being mediated, would be used as needed by the committee. She stated that Tom Donelan, the attorney hired by the SLC to assist in its work, would be the lead and that Mr. Dingman would assist when called upon by Mr. Donelan.

President Sells asked if the committee was keeping minutes of its meetings and whether these were available for review and Ms. Gilliam stated that summary memoranda of the results of each meeting were kept, although these are secured by attorney/client privilege and could not be reviewed by the general ownership. President Sells reminded her that the SLC is not relieved of the obligation to keep proper minutes of their meetings and Ms. Gilliam stated the committee is acting in the same manner as the Board when holding an Executive Session.

## **ENGINEER'S REPORT**

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Mr. Dempsey, who was not present, submitted a written report:

- Mr. Dempsey presented a written report which briefly reviewed tasks either performed during September, or on tasks to be performed during October 2012.
- The report reviewed work to be performed during the month of October, including: (1) running tests on the boilers to prepare for winter heating season; (2) having the main drains hydro-jetted to prevent back ups; (3) performing preventive maintenance on laundry room drains; (4) performing preventive maintenance on hallway air handlers; (5) performing preventive maintenance on roof stacks; (6) performing preventive maintenance on air compressors that control the pneumatics throughout the building; (7) winterizing the swimming pool house and covering the furniture; and, (8) finishing the repainting of the handicap ramp.
- The report concluded with a review of work performed in September, including (1) installing cable box covers on all but one area in the garage which will be repaired by Comcast and calling the Dish Company to have them place their cables in boxes; (2) reviewing the parking policy; (3) replaced a fan motor in the cooling tower; (4) worked with the office to get the election packets in the mail; (5) worked with the Fire Marshall to discover who pulled a fire alarm in the middle of the night; (6) replaced two sensors on the DDC System for the hot water; (7) received a proposal for a front desk glass enclosure; and, (8) inspected the garage spaces for storage of items in those spaces and sent letters to space owners requesting removal of goods.

**MANAGER'S REPORT**

President Sells announced that this would be the last meeting Mr. Hurwitz would attend and thanked him for his devotion to 4600 Duke and his service as interim General Manager. The announcement was followed by applause.

Mr. Hurwitz reported that his focus during the past month has been on financial matters and preparing material for meetings of the Board of Directors. He reported that in compliance with instructions from the Board, the Front Desk is now being staffed by one employee of the security firm from 11:00 p.m. through 7:00 a.m. and that one position on the maintenance staff has been eliminated. He also reported that, in line with a decision of the Board, all staff have accepted an across the board reduction in salary and that new fees have been instituted for In-Unit Service. He reported he is continuing to work with the various legal firms to set a schedule of payment of bills during the coming months and that the Covenants Committee will soon begin work to properly hold hearings concerning owners who are delinquent in their fees.

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He reported that he has been contacted by an agent for a company which wishes to buy our roof antenna leases and he asked the Board for guidance on how to proceed. He suggested that he, Treasurer Gilliam and Daryl Payne of Cardinal Management hold a conference call with the agent to further scope out the offer. The Board had no objection to further communication with the agent making the offer and Mr. Hurwitz will report back on results.

He concluded by requesting the Board provide guidance in light of a recent decision of the Court, on the proper and best way to divide monthly assessments among the category columns as noted by the Judge. He suggested the Board may wish to obtain professional advice on this matter of distribution of funds.

[Director Zoghaib broke telephonic communication at this time and did not participate further in deliberations.]

The Board continued to address the question of how to distribute assessments in light of a ruling by the Court and agreed that the best approach would be to allocate the recently approved 8% additional assessment equally across the board for all owners, noting that this method could be adjusted in the future if necessary. During discussion a number of observers reported they had not received any notice of the impending 8% increase and that proper notice was required for the adjustment to be enforceable.

**MOTION: Director Moore moved that the Board of Directors direct Cardinal Management to distribute a recently approved eight percent (8%) increase in monthly assessments equally across the board for all owners for the months of November and December 2012 and to properly notify owners of the new allocation. The motion passed on a Roll Call Vote (2-1-3) with Directors Pepper and Moore in favor; Secretary Hadley opposed; and, President Sells, Vice President Greenwell and Director Wilson abstaining.**

[President Sells Recessed the meeting at 21:20 and reconvened the meeting at 21:30]

#### **OPEN FORUM**

The owner of Unit 1501 came before the Board to review a financial matter and the Board asked management to research the owner's claim and present a report.

**MOTION: Director Moore moved that, in the matter of a request by the owner of Unit 1501, the Board of Directors agrees to stop accumulating late fees pending a full review and report from management concerning assessments for this unit. The motion passed without objection.**

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Board of Directors Meeting – September 18, 2012**

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Stella Quelch came before the Board to request that the Board investigate overcrowding in some units of the building and to protest the recent approval of increased fees for use of the garage.

Martina Hernandez came before the Board to request that the House Rules governing the use of the lobby and other common areas be enforced. She presented several examples of misuse of common areas and noted that even though these were reported, nothing was done to stop those acts by notifying those involved that they must cease and desist.

Treasurer Gilliam reminded the Board about the need to enforce House Rules and suggested the Front Desk maintain an incident log and that staff, when at all possible, immediately act to request those committing improper acts to stop. Mr. Hurwitz stated he will counsel staff on the proper ways to deal with infractions of the House Rules and will bring the policy to the Board for a further review and possible adjustment.

Bill Reichenbach came before the Board to ask why residents had not received notice concerning staff reductions for the Front Desk and building security.

Treasurer Gilliam suggested that in the absence of a newsletter, management update residents by placing a brief memorandum of current events under doors as often as possible. President Sells asked Bill Reichenbach if he would be willing to be the lead on such an endeavor and he agreed.

## **UNFINISHED BUSINESS**

There was no Unfinished Business to come before the Board.

## **NEW BUSINESS**

### **Budget Guidance**

Mr. Hurwitz reported that the preliminary 2013 Budget is almost ready for review and he expects to finish work prior to his leaving. He noted that any adjustment of monthly assessment will have to be in accord with rulings by the court on how to distribute assessments among the various common elements.

#### Allocation of Fees in Fiscal Year 2013 Budget

**MOTION: President Sells moved that the Board of Directors direct FOA Management and the Budget and Finance Committee to construct the FY2013 Draft Budget so that it is not inconsistent with Orders made by Judge Mayer in the Gordon Properties Bankruptcy Claim. The motion passed without objection.**

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Reserve Contribution

**MOTION: President Sells moved that the Board of Directors direct the Budget and Finance Committee and FOA Management to fund reserves in the draft FY2013 Budget in accord with the most recent Audit and Reserve Study. The motion passed without objection.**

Funding of Line Item on Contingency

**MOTION: President Sells moved that the Board of Directors direct the Budget and Finance Committee and FOA Management to construct the FY2013 draft Budget so that it reflects funding for the line item governing Contingency in accord with the most recent Audit. The motion passed without objection.**

Legal Expenses - Fiscal Year 2013

The Board discussed how to best fund the line item governing legal expenses given the unknown factors of payment of judgments, continuing litigation, seeking advice of attorneys on matters other than civil lawsuits and handling of outstanding legal obligations.

**MOTION: President Sells moved that the Board of Directors direct the Budget and Finance Committee and FOA Management to construct the FY2013 draft Budget so that it reflects a \$500,000 level to fund payment of judgments. The motion passed (5-1-0).**

Prior to approval of the motion an amendment to the motion was made, as follows:

**MOTION: Secretary Hadley moved that the Board of Directors direct the Budget and Finance Committee and FOA Management to construct the FY 2013 draft Budget so that it reflects a \$300,000 level to fund payment of judgments. The motion failed (3-3-0).**

Outstanding Accrued Legal Expenses: The Board agreed that no motion was required as these expenses were known and could easily be inserted into the draft 2013 Budget.

Other Legal Expenses

**MOTION: Director Moore moved that the Board of Directors direct the Budget and Finance Committee and FOA Management to construct the FY2013 draft Budget so that it reflects a \$600,000 level of funding in the line item governing legal expenses. The motion passed on a Roll Call Vote (3-1-2) with Secretary Hadley and Directors Pepper and Moore in favor; Vice President Greenwell opposed; and, President Sells and Director Wilson abstaining.**

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Fees: The Board reviewed a number of fees which might be adjusted in the draft 2013 Budget.

**MOTION: President Sells moved that the Board of Directors direct the Budget and Finance Committee and FOA Management construct the FY2013 draft Budget so that it reflects an equalization of fees for common element storage at zero. The motion passed on a Roll Call Vote (4-1-1) with President Sells, Vice President Greenwell and Directors Moore and Wilson in favor; Secretary Hadley opposed; and, Director Pepper abstaining.**

**Litigation Matter**

President Sells reported that, in conversation with Jennifer Sarvadi of LeClair Ryan, he learned that the Board has ten days to make any legal claim of Breach of Fiduciary Responsibility and intentional malfeasance concerning the actions of past and present members of the Board of Directors in relation to their actions as Members of the Board in 2010 when the Board canceled the 2010 Annual Meeting. To secure the rights of FOA to be recompensed for any bad acts on the part of these Members of the Board, which were neither inadvertent or a normal course of business, the Statute of Limitations requires that a filing be made with the Court regarding the intent to undertake action on behalf of FOA against those members within two years of those acts. In this particular time frame, he has been advised by Ms. Sarvadi that the Board would have to make a filing not later than September 28, 2012 to secure the rights of the Association. He noted that this does not mean that any action will be forthcoming, only that the rights of FOA have been recognized and reserved for possible action and he suggested that it would be in the best interest of the Association to pursue reserving those rights. He requested the Board give him permission to seek legal advice concerning this matter and to direct that a filing be made, if necessary. In making this request he noted that three of the seven members of the current Board of Directors served on the Board in 2012 and therefore have to consider their rights as well as their personal conflict of interest in dealing with this matter.

He also reported that Ms. Sarvadi had advised him that the Statute of Limitations for filing a claim of malpractice against legal counsel representing FOA during the same time period is three years and, thus, the Board has another year to decide whether to file that claim and therefore secure its rights.

In response to a question from Treasurer Gilliam as to whether this matter should properly be dealt with by the Special Litigation Committee under the resolution passed by the Board on June 24<sup>th</sup>, President Sells stated this was not one of the legal matters under the committee's jurisdiction as shown in the resolution.

**MOTION: President Sells moved that the Board of Directors authorize the President to engage the services of legal counsel to initiate litigation, if appropriate, within the next ten days to reserve any FOA claim for breach of Fiduciary Responsibility and legal malpractice. The motion passed on a Roll Call Vote (3-2-1) with President Sells, Vice President Greenwell**

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**and Director Wilson in favor; Secretary Hadley and Director Pepper opposed; and, Director Moore abstaining.**

#### **MANAGER ENGAGEMENT**

President Sells stated that, due to the immanent departure of Mr. Hurwitz, the Board needs to select an interim replacement and to that end Cardinal Management has provided a possible replacement for selection by the Board. He then introduced Annette Mazzei who is an Assistant Property Manager with Cardinal Management Group, Inc., and opened the meeting to questions from the Board concerning her qualifications to take over as General Manager.

Ms. Mazzei briefly reviewed her background and qualifications and answered questions from the Board.

President Sells thanked Ms. Mazzei for attending the meeting and being willing to serve as an interim General Manager and stated that the Board would review the matter in Executive Session and make a decision at that time.

#### **APPOINT ELECTION COMMITTEE**

Mr. Hurwitz reported that the election schedule is being met and that mailings have been prepared and that the only matter still to be accomplished is appointment of an Election Committee.

**MOTION: President Sells moved that the Board of Directors appoint Connie King as Chair of the Election Committee, delegating to her the right to make further appointments as she sees fit, provided that no members are either candidates for the Board of Directors or Members of the Board of Directors. The motion passed without objection.**

#### **ACCEPTANCE OF RESIGNATION OF TREASURER**

Treasurer Gilliam stated that several months prior to this meeting she had concerns as to whether she could act effectively as both Treasurer and a Member of the Special Litigation Committee and at that time sent forward a letter of resignation to the Board for acceptance. Because she heard nothing further on the matter she assumed the Board had chosen to not take action on her resignation and continued to act as Treasurer by signing checks and performing such other acts as were required. She noted that aside from her duties as Treasurer and as a Member of the Special Litigation Committee, she has also performed many hours of volunteer management duties due to the fact that the office is short handed and the General Manager was working on an interim basis only. She stated that she only recently received from President Sells an acceptance of her letter which generated this item on the agenda.

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President Sells asked Ms. Gilliam if she was withdrawing her letter of resignation and she stated that she was withdrawing her request and would continue to serve in the capacity of Treasurer for the FOA. The Board agreed that the matter would be considered as being resolved.

### **CORRESPONDENCE TO/FROM OWNERS AND RESIDENTS**

Mr. Hurwitz distributed two requests in writing from residents asking for additional parking decals which would give permission to use the common element parking.

#### Unit 1332 Request for Additional Parking Permit

**MOTION: Director Moore moved to deny the request for additional parking for Unit 1332. The motion passed without objection.**

#### Unit 629 Request for Additional Parking Permit

**MOTION: Director Moore moved to approve the request for additional parking for a motorcycle registered to Unit 629 as a interim measure pending a policy review by the Board of Directors of the FOA Parking Policy. The motion passed without objection.**

### **EXECUTIVE SESSION**

At 00:15 on September 19, 2012, the Board unanimously voted to approve a motion made by Dr. Pepper to recess the Open Session and reconvene in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection [C] of Section 55-79.75 of the Code of Virginia. Two motions were made during the Executive Session and the Board adjourned the session into open session at 00:47 to affirm all motions made during the Executive Session.

### **RETURN TO OPEN SESSION**

The following motions were reviewed in Executive Session and brought forward for approval in Open Session.

#### Delinquent Assessments

**MOTION: President Sells moved that the Board of Directors approve the recommendations of legal counsel concerning collection action on delinquent accounts and owners delinquent in payment of assessments. The motion passed without objection.**

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Manager Engagement

**MOTION: Director Moore moved that the Board of Directors approve hiring Ms. Annette Mazzei to work in the FOA Office. The motion failed on a Roll Call Vote (3-3-0) with Secretary Hadley and Directors Pepper and Moore in favor; and, President Sells, Vice President Greenwell and Director Wilson opposed.**

**ADJOURNMENT**

**By Unanimous Consent the Board agreed to adjourn the September 18, 2012 Regular Meeting. The motion passed (6-0-0).**

President Sells adjourned the meeting at 00:48 on September 19, 2012.

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**ATTEST: Lucia Hadley, Secretary**

**APPENDIX TO EXAMINER'S REPORT:  
DOC 20**

APPROVED 10/16/12

FOA Minutes 10/3/12

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**First Owner's Association  
4600 Duke Street  
Alexandria, Virginia 22304**

**Board of Directors Organizational Meeting  
Wednesday October 3, 2012**

**Minutes**

The Organizational Meeting of the Board of Directors of First Owner's Association of Forty-Six Hundred Duke Street Condominium, Inc. was called to order by President Sells at 11:04 pm.

Board Members Present: Bryan Sells, Elizabeth Greenwell, Lindsay Wilson, Martina Hernandez and Jonathan Halls.

**CALL TO ORDER**

President Sells called the meeting to order at 11:04 pm.

**ROLL CALL**

Ms. Wilson conducted a Roll Call of the Board of Directors, declaring a quorum to be present.

**APPROVAL OF AGENDA**

The Board reviewed the draft agenda. President Sells called for revisions of the draft agenda and hearing none asked for a motion to approve the agenda. 

**MOTION: Ms. Wilson moved that the BOD approve the agenda without revisions. The motion passed without objection.**

**ELECTION OF OFFICERS**

The BOD discussed the appointment of new officers.

**MOTION: Ms. Greenwell moved that Mr. Sells be retained as President. The motion passed unanimously.**

**MOTION: Mr. Sells moved that Ms. Greenwell be retained as Vice-President. The motion passed unanimously.**

**MOTION: Mr. Sells moved that Ms. Wilson be appointed as Secretary and Treasurer. The motion passed unanimously.**

APPROVED 10/16/12

FOA Minutes 10/3/12

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## UNFINISHED BUSINESS

### Drug Free Workplace

**Motion: President Sells moved that the association adopt a Drug Free Workplace policy as detailed in the written policy statement submitted along with his motion. Discussion covered benefits to the community, such as increased safety and that the implementation of such a policy would reduce the cost of worker's compensation insurance. The motion passed unanimously.**

## NEW BUSINESS

### Resolution for Special Litigation Committee

President Sells suggested the adoption of a resolution regarding the Special Litigation Committee and to appoint the three newly elected disinterested board members to the SLC. Discussion centered around the fact that after the election that evening, there were three duly elected directors on the board, none of whom are conflicted with regard to acting on behalf of FOA in legal matters, namely Martina Hernandez, Jonathan Halls and William Reichenbach. Mr. Halls declined when asked about the possibility of him serving, citing the amount of time he is already devoting to FOA with the Building and Grounds Committee and now service on the BOD. Mr. Halls suggested that Betty Gilliam serve in his place for purposes of continuity.

**Motion: Ms. Wilson moved that the resolution be adopted as written and that Martina Hernandez, Bill Reichenbach and Jane Brungart be appointed to the SLC. Discussion surrounded the fact that Ms. Brungart, who is already serving on the SLC would provide helpful continuity. The motion passed (4-1). On roll call, Ms. Hernandez, Mr. Sells, Ms. Greenwell and Ms. Wilson voted yes, and Mr. Halls opposed.**

### Manager for 4600 Duke Street

**Motion: President Sells moved to direct FOA counsel to seek, on an expedited basis, approval from the bankruptcy court to hire Joe Riviere, COO of Condominium Services, Inc. to manage FOA temporarily, pending the engagement of a full time manger, on the same or similar terms as FOA's contract with Summit Management for the services of Steve Hurwitz. Discussion centered around the urgent need to have someone in charge of the building and the significant challenges of finding a qualified candidates on short notice especially in light of FOA financial limitations. On Roll Call the motion passed (4-1) with Mr. Sells, Ms. Hernandez, Ms. Greenwell and Ms. Wilson voting in the affirmative and with Mr. Halls abstaining.**

## ADJOURNMENT

The meeting was adjourned at 12:05 am with the next regularly scheduled BOD meeting scheduled for Tuesday October 16, 2012 at 7pm.

**APPENDIX TO EXAMINER'S REPORT:  
DOC 21**

**REVISED**

**FIRST OWNERS' ASSOCIATION  
4600 Duke Street  
Alexandria, Virginia 22304**

**BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, OCTOBER 16, 2012  
MINUTES**

The regular meeting of the Board of Directors of the First Owners' Association of Forty-Six Hundred Condominium, Inc., was called to order by President Bryan Sells at 19:10 in Studio 46.

Board Members Present:

- Bryan Sells, President
- Elizabeth Greenwell, Vice President
- Lindsay Wilson, Secretary/Treasurer
- Lucia Hadley, Director
- Jonathan Halls, Director
- Martina Hernandez, Director
- Bill Reichenbach, Director

Also Present were:

- Chris Dempsey, Building Engineer
- And 11 observers

**CALL TO ORDER**

President Sells called the meeting to order at 19:10. He stated for the record that proper notice for the meeting had been given.

**ROLL CALL**

President Sells reported that the Annual Meeting and Election had taken place on October 3<sup>rd</sup> and new members elected at that meeting assumed their positions on the Board of Directors at that time. He welcomed new Members Jonathan Halls, Martina Hernandez and Bill Reichenbach to the Board and, in lieu of a formal Call of the Roll, he requested each Member of the Board introduce themselves. All members being present President Sells declared a quorum of the Board to be in attendance and that business could begin.

**APPROVAL OF AGENDA**

The Board reviewed the draft agenda.

**MOTION: Without Objection the Board approved the agenda which was revised from the**

**REVISED DRAFT**  
(As of October 23, 2012)

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**preliminary presentation by transferring New Business Items A. (Motion to Ratify Actions Taken at October 3 Meeting), B. (Motion Regarding Exterminator Contract), C. (Motion Regarding Pool Contract), D. (Motion to Request Files from Reed Smith), E. (Motion to Terminate LeClair Ryan as FOA Counsel), F. (Offer to Buy Roof-Top Antenna Leases), G. (Motion to Reverse Fines Imposed by Covenants Committee), H. (Discussion of Jane Brungart Censure), I. (Discussion of Employees), and J. (Discussion of Cleaning Contract) to Executive Session and inserting a new item under Executive Session as A.1 (Hiring of General Building Manager).**

### **POLICE REPORT**

Sgt. Brian Thompson was not in attendance and no report was presented.

### **APPROVE MINUTES - Regular meeting held September 18<sup>TH</sup> and Special Meetings held September 3<sup>RD</sup> and 4<sup>TH</sup> and the Organization Meeting held October 3, 2012**

At this meeting the Board reviewed the revised minutes for the regular meeting held on September 18<sup>th</sup> and draft minutes for Special Meetings held September 3<sup>rd</sup> and 4<sup>th</sup>, as well as draft minutes of the Organization Meeting held October 3<sup>rd</sup>.

Prior to formal review of the minutes Director Hadley raised an objection to the election of Ms. Wilson as Treasurer and President Sells ruled her objection as presented as Out of Order. Director Hadley continued to make her objection and President Sells recessed the meeting to allow time for a restoration of order in the proceedings.

### **RECESS**

At 19:23 President Sells Recessed the meeting to allow for time for the meeting to come to order. He called the meeting back to order at 19:28.

**Without Objection the Board approved the Minutes of Special Meeting held September 3<sup>rd</sup>, the Special Meeting held September 4<sup>th</sup> and the Organization Meeting held October 3<sup>rd</sup> as presented, and the Minutes of the Regular Meeting held September 18<sup>th</sup>, as corrected.**

### **ENGINEER'S REPORT**

Mr. Dempsey reviewed his written report:

- Mr. Dempsey presented a written report which briefly reviewed tasks either performed during October, or on tasks to be performed during November 2012.

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- Mr. Dempsey reviewed work to be performed during the month of November, including: (1) continuing to repaint fourth floor unit doors; (2) beginning repairs in hallways from the building inspection list; (3) ordering salt and sand for use in the parking lot during the winter and preparing snow removal equipment for use; (4) shutting down the chiller and winterizing the cooling tower; (5) and, performing preventative maintenance on the exercise equipment.
  
- Mr. Dempsey concluded with a review of work performed in October, including (1) testing the boilers for winter use; (2) hydro-jetting the main drains to prevent back ups in the sewer lines; (3) completing preventative maintenance on laundry room drains and winterizing the pool as well as covering pool furniture; (4) completing preventative maintenance on hallway air handlers and on air compressors; (5) repainting the handicap ramp; (6) completing preventative maintenance on roof stacks and performing a building inspection; (7) completed painting of unit doors on the third floor; and, (8) helped to lessen the office workload because there is no manager.

Mr. Dempsey then asked for guidance from the Board on a number of items which are pending and cannot be resolved without the assistance of a Building General Manager or the Board.

Global Satellite Dish Network: Mr. Dempsey reminded Board members that Comcast has enclosed a series of wires in cable boxes in the garage and that Dish Network was requested to inspect the equipment for which they are responsible and suggest ways in which cables serving that equipment could be better enclosed. He reported that Dish has submitted a proposal for enclosing cables in boxes at a cost to the Association of \$1,443.00. Mr. Dempsey noted that the cables in the garage used by Dish have never exhibited the lack of attention attributed to those under the control of Comcast, as these were generally well maintained and properly fastened. He also reported that installation of cable boxes was not included in the original agreement and the cost of box installation would have to be borne by the Association. The Board agreed to defer discussion on this matter until it received a report from a new Building General Manager; however, in the meantime, the Board asked Mr. Dempsey to accompany Ms. Quelch in an inspection of the Dish cables so that she might give a report to the Board as well.

Global Satellite Dish Network Lobby Display Table Request: Mr. Dempsey reported Dish Network made a request to be allowed to place a display table in the Lobby and to solicit owners and residents to install Dish service in their units. The Board declined to allow this method of solicitation.

Pest Control: Mr. Dempsey asked if the Board wished to allow him to prepare a Request for Proposal for building pest control/extermination and to seek bids. The Board briefly discussed

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whether this matter should be handled by a new Building General Manager or whether Mr. Dempsey was the proper source for this preliminary work.

**MOTION: Director Hernandez moved that the Board of Directors direct that a new Building General Manager prepare a Request for Proposal for Pest Control Services for 4600 Duke Street and solicit responses through a bidding process. The motion failed (1-6-0).**

**MOTION: Director Halls moved that the Board of Directors direct Building Engineer Chris Dempsey prepare a Request for Proposal for Pest Control Services for 4600 Duke Street and solicit responses through a bidding process. The motion passed (6-1-0).**

Swimming Pool Management: Mr. Dempsey asked if the Board wished to solicit a bid for management of the swimming pool during the 2013 summer season or simply grant a new three year contract to AquaSafe Pool Management, Inc., the current service provider. The Board agreed to defer this matter until a report can be received from a new Building General Manager.

Building Facade Repairs: Mr. Dempsey asked if the Board wished for him to obtain a cost estimate from CWI for sealing the building facade to prevent water intrusion in certain areas. The Board had no objection to obtaining cost estimates provided the work was clearly delineated and presented to the Board for final approval.

## **MANAGEMENT REPORT**

President Sells noted the Board will take up the hiring of a new Building General Manager during Executive Session; however, there are matters which the Board may wish to take up at this meeting. He noted the hiring of Jamie Schisler as a part-time assistant to the Office Manager/Maintenance Coordinator and he then introduced John Seay, a long time owner who requested time to speak concerning a charge he recently received for service as well as other matters.

Invoice Dispute - Hazardous Waste - Blood Spill: Mr. John Seay came before the Board to review an appeal to the Board he made concerning a charge he received concerning a corridor cleaning bill which came about when a tenant in one of his units had a medical emergency and blood was tracked on the hallway carpet. Prior to the review of this incident and his request to be relieved of the charge, Mr. Seay presented a brief historic overview of office responses to owner requests and office service prior to the time 4600 Duke began self management. He stated that for many reasons he felt self management had not worked and that the Association is not being well managed and owners are not receiving services that heretofore they had received.

Regarding the incident for which he was presented with a charge by the Association of \$500 for

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corridor carpet cleaning by Service Masters, he noted that the incident in question happened in March of 2012, that the invoice showed the Association had been billed for the work in May of 2012 and that he received a request to pay for cleaning the carpet in July of 2012. He stated that since receiving the bill he had tried repeatedly to no avail to ascertain why he had been charged for an incident which was a medical emergency and not an act of negligence on the part of the tenant in question and therefore not a responsibility of the owner of the unit. The matter came to a head, causing him to come to this meeting from his home in Stafford, Virginia, because he was denied the right to vote two of his units in the recent election. He requested the Board investigate why it took so long to bill him for the incident and why he is being required to pay for a cleaning which was not due his negligent action nor that of his tenant.

The Board agreed that the matter was deserving of a more complete review and directed that the new Building General Manager be tasked with that review and to issue a report to the Board so that it can make a reasonable and well informed decision on whether to move forward with denial of Mr. Seay's request or assume responsibility for payment of the invoice as an Association.

Invoice Dispute - Reset Breaker: Mr. Dempsey reported that a unit owner had called for emergency service when the corridor circuit breaker released and shut off power to his unit. The unit owner was charged for after hour emergency duty to make necessary adjustments to the breaker and he is disputing that charge. He asked the Board for guidance.

The Board reviewed correspondence on this matter and agreed that the charge should stand; however, it was noted that many owners and residents do not know how to reset the corridor circuit breaker and that each unit must conserve power to assure the breaker does not close. It was suggested that a memorandum be placed under unit doors to help assure owners and residents understand the power sources for the building and how to maintain proper service to their unit.

**MOTION: Director Halls moved that the Board of Directors deny the request of a unit owner asking not to be charged for emergency after hours service in connection to resetting a corridor circuit breaker serving his unit. The motion passed (6-1-0).**

Invoice Dispute - Bed Bug Extermination Charge: Mr. Dempsey reported that a unit in the Fourteenth Tier experienced repeated major infestations of bed bugs and that as a prophylactic measure the two units beside the unit in question, as well as the units above and below the unit in question, had been treated for bed bugs. Upon questioning he could not readily say any bed bugs had been found in all of the units other than the one exhibiting the infestation or, if any were found, that it could be determined they traveled from the unit in question to those units. The question for the Board is whether to charge the unit exhibiting the major infestation for the extermination bill totaling \$1,305.00 or to charge each of the five units the cost of one extermination at \$261.00 each

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or to charge the unit exhibiting the infestation for one treatment at \$261.00 and have the Association assume responsibility for extermination in the other four units at \$261.00 each. The Board agreed to defer the matter of charges until a policy on extermination charges could be developed and approved by the Board and so that a new Building General Manager could formulate that preliminary policy for review and make a recommendation on how to dispense the charges under dispute.

**FINANCIAL REPORT**

President Sells urged owners to review the financial statements provided by Cardinal Management Group, which are available in the office during regular working hours. He noted current assets stand at about \$626,000.

**TREASURER'S REPORT**

**Treasurer's Report - Lindsay Wilson**

As she had just assumed the office, Treasurer Wilson did not have a report.

**COMMITTEE REPORTS**

**Budget and Finance Committee**

There was no report from the Budget and Finance Committee.

**Building and Grounds Committee - Jonathan Halls, Chair**

Mr. Halls reported that the committee is still discussing strategy in light of results from the survey taken several months ago. The committee will present the Board with a series of short term suggestions for solving some of the aesthetic concerns presented in the survey results and accompanying suggestions from owners and residents. He noted that the committee is aware of the financial constraints currently felt by the Association and will submit long range plans which note expenses so the Board can properly plan implementation in future budgets.

**Special Litigation Committee - Director Bill Reichenbach**

On behalf of the committee, Director Reichenbach reported the committee has approved development of a process for mediation of legal matters and that a Judge from Richmond has agreed to travel to Alexandria to participate. Dates for mediation have not been set. The committee is continuing to work with all parties in an effort to settle disputes and resolve legal issues for the Association.

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## **OPEN FORUM**

George \_\_\_\_\_ came before the Board stating he has concerns with the way in which security for the building will be handled when the Front Desk is no longer staffed from 11:00 p.m. through 7:00 a.m. each day. He asked the Board to investigate who would be on call for emergency issues and to notify owners as to how they should proceed when needing assistance during night hours.

Stella Quelch came before the Board to request that the Board seek ways to properly enforce rules governing use of the lobby and corridors and to send out a memorandum to residents advising them of their responsibilities under the rules and regulations. She also suggested the Board hold a special meeting with owners and residents devoted to answering their questions and having a back and forth discussion on matters affecting the Association.

[President Sells Recessed the meeting at 21:11 and reconvened the meeting at 21:24]

## **UNFINISHED BUSINESS**

There was no Unfinished Business to come before the Board.

## **NEW BUSINESS**

All New Business on the preliminary agenda having been transferred into business to be considered during Executive Session, there was no New Business to come before the Board.

## **CORRESPONDENCE TO/FROM OWNERS AND RESIDENTS**

### **Requests for Parking Passes**

President Sells drew the attention of the Board to several requests for special parking permits from residents asking for additional parking decals which would give permission to use the common element parking.

Unit 1531 Request for Additional Parking Permit: The Board reviewed a request from the tenant in Unit 1531 that the person residing in his unit be allowed to park his two cars on the common element while he is out of the country for six months. He noted in the request that the cars are registered in his name and seemingly cannot be switch to her's.

**The Board, without objection, agreed to allow an additional thirty days of parking privileges to the tenant while the matter of car registration is defined.**

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Unit 1525 Request for Additional Parking Permit: The Board reviewed a request from the resident of Unit 1525 to park a rental vehicle in the common element parking area.

**The Board, without objection, agreed to allow an additional thirty days of parking privileges to the resident while the matter is reviewed by a new Building General Manager who will submit a report and recommendation to the Board.**

Units 609 and 304 Request for Additional Parking Permit: The Board reviewed a request from the owner of Unit 609 that her niece be allowed to use the common element parking area to park her car while visiting for a couple of months. The request notes that the owner is entitled to several parking passes which she does not use.

**The Board, without objection, agreed to allow an additional three months of parking privileges (October, November and December 2012) to the niece of the owner of Units 609 and 304 provided there is a stipulation that the niece is residing in one of the units.**

Unit 1427 Request for Additional Parking Permit: The Board reviewed a request from the resident of unit 1427 to park a vehicle registered to her mother on the common element parking area until she is able to purchase a vehicle of her own.

**The Board, without objection, agreed to allow additional parking privileges to the resident of Unit 1427.**

Unit 522 Request for Additional Parking Permit: The Board reviewed a request from the resident of Unit 522 to park a vehicle which she does not own in the common element parking area.

**The Board, without objection, agreed to allow additional parking privileges to the resident of Unit 522 provided she show management that she is in permanent possession of the vehicle in question.**

Unit 600 Request for Additional Parking Permit: The Board reviewed a request from the resident of Unit 600 to park a vehicle which she does not own in the common element parking area.

**The Board, without objection, agreed to allow additional parking privileges to the resident of Unit 600 provided she show management that she is in permanent possession of the vehicle in question.**

## **EXECUTIVE SESSION**

**Without Objection, and on a motion made by Vice President Greenwell, at 22:00 the Board**

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recessed the Open Session and reconvened in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection [C] of Section 55-79.75 of the Code of Virginia. Four motions were made during the Executive Session and the Board adjourned the session into open session at 22:05 to affirm all motions made during the Executive Session.

#### **RETURN TO OPEN SESSION**

The following motions were reviewed in Executive Session and brought forward for approval in Open Session.

#### Ratification of Actions Taken at October 3 Meeting

**MOTION: Ms. Wilson moved that the Board ratify the actions taken at the October 3<sup>rd</sup> Organizational Meeting. The motion passed (5-2-0) on a Roll Call Vote with Ms. Greenwell, Ms. Hernandez, Mr. Reichenbach, Mr. Sells and Ms. Wilson in favor and Mr. Halls and Ms. Hadley opposed.**

During discussion of the ratification Mr. Halls stated he was concerned about possible conflicts of interests when conflicted Board Members vote to appoint the Special Litigation Committee. Further discussion pointed to the appropriateness of the appointment of the new duly elected Board Members, who are not in apposition of conflict, as the appropriate candidates to serve on the SLC.

#### Appointment of a Temporary Building General Manager

**MOTION: Mr. Sells moved to hire Joe Riviere as temporary Manager for FOA in accordance with the October 16<sup>th</sup> decision from Judge Mayer. The motion passed (5-2-0) on a Roll Call Vote with Ms. Greenwell, Ms. Hernandez, Mr. Reichenbach, Mr. Sells and Ms. Wilson in favor and Mr. Halls and Ms. Hadley opposed.**

During discussion of the appointment Mr. Sells stated that the cost per hour for Mr. Riviere's services was well below CSI's typical rate. Mr. Sells pointed out Mr. Riviere's qualifications as a PCAM level Manager, his immediate availability and presence in the building. Mr. Halls stated he was concerned about the perception of conflicts of interest.

#### Terminate LeClair Ryan as FOA Counsel

**MOTION: Mr. Sells moved to direct the President to terminate the services of LeClair Ryan as FOA counsel when appropriate contingent upon the court granting Ms. Sarvadi's motion to withdraw. The motion passed (6-1-0) on a Roll Call Vote with Ms. Greenwell, Mr. Halls, Ms. Hernandez, Mr. Reichenbach, Mr. Sells and Ms. Wilson in favor and Ms. Hadley**

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**opposed.**  
Cleaning Contract

**MOTION:** Ms. Wilson moved that the Board instruct management to proceed with reducing the cleaning contract. The motion passed unanimously (7-0-0).

**ADJOURNMENT**

**MOTION:** Mr. Halls moved to adjourn the October 16, 2012 Regular Meeting. The motion passed unanimously (7-0-0).

President Sells adjourned the meeting at 22.42.

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**ATTEST: Lindsay Wilson, Secretary**

**APPENDIX TO EXAMINER'S REPORT:  
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**FIRST OWNERS' ASSOCIATION  
4600 Duke Street  
Alexandria, Virginia 22304**

**BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, APRIL 16, 2013  
MINUTES**

The regular meeting of the Board of Directors of the First Owners' Association of Forty-Six Hundred Condominium, Inc., was called to order by President Bryan Sells at 19:07 in Studio 46.

Board Members Present: Bryan Sells, President  
Elizabeth Greenwell, Vice President  
Lindsay Wilson, Secretary/Treasurer  
David Fochtman, Director  
Lucia Hadley, Director  
Martina Hernandez, Director  
Bill Reichenbach, Director

Also Present were: Joe Riviere, Building General Manager  
And 15 observers

**I. CALL TO ORDER**

Roll Call: Ms. Wilson conducted a roll call of the Board of Directors, declaring a quorum to be present.

Welcome and Opening Remarks: President Sells called the meeting to order at 19:07. He stated for the record that proper notice for the meeting had been given.

**II. POLICE OFFICER'S REPORT**

Sgt. Brian Thompson being absent, there was no report.

**III. APPROVAL OF CONSENT AGENDA**

President Sells reminded the Board that at the February meeting a new procedure for conduct of business was instituted in the form of a Consent Agenda. He noted that this way of doing business allows the Board to vote upon a series of matters in one approval motion which, it is hoped, will shorten the time required to perform pro-forma tasks and enhance the orderly flow of business.

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The Consent Agenda will be presented by the President at the beginning of each meeting and items may be removed from the Consent Agenda on the request of any one member. Items not removed may be adopted by general consent without debate and removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Board.

President Sells presented a final Consent Agenda and asked Members of the Board to request removal of items which each felt needed a more than passing review. One or more Members of the Board requested removal from the Consent Agenda of three items, these being:

- B. Approval of Virginia Commerce Bank resolutions for opening operating and replacement reserve bank accounts
- C. Authorization of indemnification of individual board-member defendants in the Sobel v. FOA lawsuit and approval of payments for reasonable expenses incurred by those defendants in advance of final disposition
- E.. Approval of outstanding legal invoices from Schilansky and Binnall

**ACTION: Without Objection the Board approved the Consent Agenda which was revised from the preliminary presentation by transferring Items B, C and E to the regular agenda portion of the Agenda and agreeing to the general consent and approval of the following items:**

- A. Approval of Minutes from the March 19, 2013 Board of Directors Meeting
- D. Approval of draft FY2012 audit

**IV. APPROVAL OF REGULAR AGENDA**

**ACTION: Without Objection the Board approved the Regular Agenda, which was revised from the preliminary presentation by adding:**

- Item B. Approval of Virginia Commerce Bank resolutions for opening operating and replacement reserve bank accounts**
- Item C. Authorization of indemnification of individual board-member defendants in the Sobel v. FOA lawsuit and approval of payments for reasonable expenses incurred by those defendants in advance of final disposition**
- Item D. Approval of outstanding legal invoices from Schilansky and Binnall**

**changing Item B of the preliminary Regular Agenda to a new:**

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**Item E. Motion to ratify the appointment of Brungart, Hernandez, and Reichenbach to the Special Litigation Committee**

**Changing Item C of the preliminary Regular Agenda to a new:**

**Item F. Motion regarding interim management**

**and, creating a new Item:**

**Item G**

- A. Financial Status Update**
- B. Legal Update**
- C. Resolution of Concerns Raised by Residents during the March Meeting Owners' Forum**

**V. OWNERS' FORUM**

Stella Quelch requested the Board consider dropping or lessening the charge for staff to turn on air conditioning each year. She stated she felt that because it was the responsibility of the Association to provide air conditioning and heat, it should be the responsibility of the Association to pay to execute that function. Mr. Riviere reminded those present that each unit owner actually owns and is responsible for the upkeep of the air conditioning and HVAC delivery system for their unit and agreed to that when they purchased. He noted that when 4600 became a condominium the air conditioning system was transferred to each new owner and that each of them had the right to replace the system, provided they had the permission of the Association. Many chose to replace the aging system and to include in that replacement an automatic thermostat which allowed them to cut the air conditioning on and off and to regulate it as needed. Those with systems which are now forty years in age have found that the valve controlling on and off has broken, rendering the system non-automatic and requiring a manual turn on and off each season. Because the system is owner maintained there is a charge for staff to perform this function. He added that owners have the choice of hiring their own contractor to perform this task and are not required to have staff perform that function. He offered to meet with Ms. Quelch to more fully explain the system and the responsibility of the owner to maintain it, which includes seasonal adjustments to allow for air conditioning in summer and heat in winter.

Elizabeth Moore reported that Garage Level B continues to have intrusion of soap suds and she asked the Board to investigate how this might be abated and to send out a notice to owners that using low sudsing detergent is better for the system. Mr. Riviere will investigate this problem and seek a solution.

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Nyla Hamarneh came before the Board to ask that the fee of \$25.00 for weekend lock-out service be withdrawn. A number of those in attendance suggested that she either leave a key with a neighbor or at the Front Desk to assure that when she is locked out she can gain entry without having staff open the office to get a key.

Ms. Hamarneh also asked the Board to lower the monthly assessment and it was suggested she meet with the newly established Budget Review Committee which will hold its first meeting on Monday, April 22nd in the Library at 8:00 PM. The committee will be reviewing the budget and expenses of the Association and recommending ways in which expenses could be lowered to allow for a lower assessment.

**VI. REGULAR AGENDA**

A. Board Vacancy

President Sells announced that Director Jonathan Halls had submitted his resignation as a Member of the Board and that in compliance with the Bylaws the Board may now select a person to appoint for the unexpired term. He reported that the resignation was posted on the bulletin Board along with a request for volunteers to fill the seat and that three volunteers had responded, these being Jane Brungart, David Fochtman and Steve Greenberg. He called for a motion to appoint a new member.

**MOTION: Director Reichenbach moved that the Board of Directors appoint David Fochtman as a Member of the Board to full the unexpired term of Jonathan Halls, who resigned. The motion passed (4-2-0).**

Ms. Hadley and Ms. Hernandez both stated they felt that Steve Greenberg should have been appointed as he had the largest number of votes after Mr. Halls at the last Annual Meeting, and their concerns were noted by President Sells with the understanding that the procedure contained in the Bylaws clearly states that the Board of Directors selects replacement Members.

B. Approval of Virginia Commerce Bank resolutions for opening operating and replacement reserved bank accounts

President Sells noted that these resolutions simply allow the Association to open bank accounts with Virginia Commerce Bank for receipt of funds for the operating and reserve accounts and that without them the Association could not function. The requirement for these has been brought about due to the fact that Cardinal Management is no longer performing a financial oversight function for the Association and he also noted that the accounts must be with Virginia Commerce because the loan for upgrading elevators came from that institution and part of the agreement to gain the loan was that all FOA accounts

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would remain with that bank until the loan was paid in full.

**MOTION: President Sells moved that the Board of Directors approve resolutions concerning an Account Agreement with Virginia Commerce Bank, Cameron Station Branch, to handle funds of FOA 4600 Condominium. The motion passed unanimously (7-0-0).**

- C. Authorization of Indemnification of Individual Board-Member Defendants in the Sobel v. FOA Lawsuit and Approval of Payments for Reasonable Expenses Incurred by Those Defendants in Advance of Final Disposition

**ACTION:** By unanimous consent, the Board of Directors agreed to transfer this item on the agenda into Executive Session

- D. Approval of Outstanding Legal Invoices from Schilansky and Binnall

President Sells reported that the expenses noted in the request for payment total \$9,099.00 and were generated through the Court Mandated participation of this group as part of the oversight function at the last Annual Meeting.

**MOTION: President Sells moved that the Board of Directors approve payment of invoices showing funds owed the firm of Schilansky and Binnall. The motion passed unanimously (7-0-0).**

- E. Motion to Ratify the Appointment of Brungart, Hernandez and Reichenbach to the Special Litigation Committee

President Sells noted that this is a relatively pro forma action on the part of the Board in that it appeared the original appointment of this group last October may not have been fully operative and needs to be reaffirmed. He called for a motion and a Roll Call Vote.

**MOTION: President Sells moved that the Board of Directors ratify the appointment of Jane Brungart, Maria Hernandez and Bill Reichenbach to the Special Litigation Committee. The motion passed on a Roll Call Vote (7-0-0) with President Sells, Vice President Greenwell, Secretary/Treasurer Wilson and Directors Fochtman, Hadley, Hernandez and Reichenbach in favor.**

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F. Motion Regarding Interim Management

**ACTION:** By unanimous consent, the Board of Directors agreed to transfer this item on the agenda into Executive Session

G Financial Status Update, Legal Update, Resolution of Concerns Raised by Residents During the March Meeting Owners' Forum

**Financial Status Update:** Mr. Riviere reported that Turner, Jones & Associates, PLLC, has received all the required financial records of the Association and will be performing accounting for FOA. He noted the current contract does not carry a date on which financial reports are to be available, but he will make sure that the date will give the Board enough time to review the statements prior to a meeting of the Board. In answer to a question from Director Hadley, he reported that Reserves now stand at about \$230,000.00.

**Legal Update:** President Sells took a moment to clarify the current standing of management services at 4600 in relation to continuing legal actions. He stated the Bankruptcy Court has not as yet permitted the Association to take on the full time management services of CSI, as approved by the Board, and so Mr. Riviere is continuing to act as an interim General Building Manager and the building continues to be understaffed. Once the services of a full time manager and firm are approved both full time financial and full time management will be brought under one authority, the building will have a full staff and Building Manager and that oversight will be undertaken by a Property Manager from the management firm. Until that time the building will have to continue with part time management and having financial services provided by an outside firm.

President Sells also noted there was a Hearing on April 9<sup>th</sup> before the Bankruptcy Judge on the status of settlement and other matters and there will be another Hearing on May 15<sup>th</sup> before the same Court concerning the status of the case of Sobel vs. FOA. He stated that it appears the Judge wants to firm up his opinion on the status of the Sobel vs. FOA before ruling on a settlement. To that end the Judge has appointed an Amicus Curia (friend of the court) to advise him.

**Resolution of Concerns Raised by Residents During the March Meeting Owners' Forum:** Mr. Riviere reported that he met with the owner who came before the Board concerning unnecessary entry into his unit to clear it of pests and the pest abatement company will be paying for damages; he reported he has continued to try to speak with Ms. Hamarneh about her concerns and will do that as soon as they can get together; and, that the person asking for proper notification about changes to the secure entry system is now satisfied with operations.

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**New Chief Engineer:** Mr. Revere announced that Sean Williams has been hired as the new Building Chief Engineer.

#### **VII. ADJOURNMENT TO EXECUTIVE SESSION**

Without Objection, and on a motion made by Treasurer Wilson, at 20:07 the Board recessed the Open Session and reconvened in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection [C] of Section 55-79.75 of the Code of Virginia. A motion was made during the Executive Session and the Board adjourned the session into open session at to affirm all motions made during the Executive Session.

#### **VIII. RECONVENE IN OPEN SESSION**

The following motions were reviewed in Executive Session and brought forward for approval in Open Session.

**MOTION:**

#### **IX. ADJOURNMENT**

**MOTION: A motion was made to adjourn the April 16, 2013 Regular Meeting. The motion passed unanimously (7-0-0).**

President Sells adjourned the meeting.

**APPENDIX TO EXAMINER'S REPORT:  
DOC 23**

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA**  
Alexandria Division

In re:

GORDON PROPERTIES, LLC,  
  
Debtor.

Case No. 09-18086-RGM  
(Chapter 11)

GORDON PROPERTIES, LLC,  
  
Plaintiff,

vs.

Adv. Proc. No. 11-1020

FIRST OWNERS ASSOCIATION OF  
FORTY SIX HUNDRED,  
  
Defendant.

**MEMORANDUM OPINION**

The enforcement of provisions in a condominium’s bylaws that prohibit a chapter 11 debtor with a pre-petition delinquency in the payment of condominium fees from voting at an annual meeting or holding office as a director of the condominium association violates the automatic stay.<sup>1</sup> First Owners Association of Forty Six Hundred enforced such a provision by cancelling its 2010

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<sup>1</sup>Article IV, Section 7 of the By-Laws provides:

Section 7. Voting. At every meeting of the members, each member present, in person or by proxy, shall have the right to cast the vote assigned to his Unit . . . on each question for each membership which he owns. . . . No member shall be eligible to vote, either in person or by proxy, or to be elected to the Board of Directors who is shown on the books or management account of the Owners’ Association to be more than thirty (30) days delinquent in any payment due the Owners’ Association.

Article V, Section 7 of the By-Laws provides:

Section 7. Removal of Directors. . . . The term of any Director who becomes more than thirty (30) days delinquent in payment of any Assessments and/or carrying charges due the Owners’ Association shall be automatically terminated and the remaining Directors shall appoint his successor.



*Holdings, LLC*, Case No 2011-00-4411 (the “Declaratory Judgment Action”); that the *Complaint*, which was filed against Gordon Residential, LLC (“Gordon Residential”), an affiliate of the Debtor, sought a determination against Gordon Residential as to whether the Virginia Condominium Act, the condominium instruments establishing the Condominium, and that certain Policy Resolution 2009-03 (the “Policy Resolution”) adopted by the FOA Board of Directors (the “Board”) on March 26, 2009, (i) limit a member of FOA to one seat on the Board at any given time (the “One Member/One Seat Issue”), and (ii) limit an affiliated group of members of FOA to one seat on the Board at any given time (the “Affiliate Issue”) (collectively, the “Declaratory Judgment Issues”); and it

FURTHER APPEARING TO THE COURT that the Declaratory Judgment Action was removed to and subsequently remanded by this Court under the provisions of 28 U.S.C. §1452(b); that by *Order* entered in the Declaratory Judgment Action on November 23, 2011, the Circuit Court directed the parties to arbitrate all matters raised in the *Complaint*; and that on or about December 9, 2011, FOA filed a *Demand for Arbitration* with the American Arbitration Association (the “Arbitration Proceeding”), thereby submitting the Declaratory Judgment Issues to arbitration; and that it

FURTHER APPEARING TO THE COURT that FOA now seeks relief from the automatic stay imposed by 11 U.S.C. §362(a) for the purpose of amending the *Complaint* filed in the Arbitration Proceeding to add Gordon Properties as a party defendant and to seek a determination against Gordon Properties of the Declaratory Judgment Issues from any arbitrator appointed in the Arbitration Proceeding; and it

FURTHER APPEARING TO THE COURT that proper notice has been provided with respect to the *Motion* and that good cause exists to grant the relief requested therein; it is, therefore

ORDERED that the *Motion* is hereby GRANTED; and that the automatic stay imposed by 11 U.S.C. §362(a) is hereby lifted and terminated for the purpose of permitting FOA to amend the *Complaint* filed in the Arbitration Proceeding to add Gordon Properties as a party defendant and to seek a determination as to the Declaratory Judgment Issues, including any dispute with respect to the validity of the Policy Resolution, other than a determination of whether FOA's attempt to enforce the Policy Resolution against Gordon Properties was a violation of the automatic stay (which determination shall remain in the exclusive jurisdiction of this Court).

FURTHER ORDERED that any portion of the Policy Resolution that purports to limit an affiliated group of FOA members to one seat on the Board at any given time shall not be enforced with respect to the election conducted during FOA's 2011 annual meeting.

Dated: January 3, 2012

/s/ Robert G. Mayer  
Honorable Robert G. Mayer  
United States Bankruptcy Judge

Copies to:

Robert M. Marino, Esq.  
Donald F. King, Esq.

Copy mailed to:

Michael S. Dingman  
Reed Smith, LLP  
3110 Fairview Drive, Suite 1400  
Falls Church, Virginia 22042

annual meeting. The association will be sanctioned \$100,000 if it does not purge itself of its contempt by holding its 2011 annual meeting on October 5, 2011, and allowing the debtor to both vote at it and hold office as a director of the association, if elected.

## **I. Factual Background**

### **A. The Condominium and the Pre-Petition Debt**

Forty Six Hundred Condominium consists of a high-rise apartment building which contains more than 400 residential and commercial units and two separate structures adjacent to the high-rise building, a gas station and a restaurant, each of which is a condominium unit. The debtor owns the restaurant unit and 40 commercial and residential units in the high-rise building. Several years ago the Board of Directors decided that it had used the wrong method – for apparently almost 30 years – to apportion the common expenses among all of the condominium units. The old method allocated insufficient common expenses to the restaurant resulting in underassessing it, and, concomitantly, overassessing all of the other units. The Board of Directors sought to correct the mistake. It recalculated the restaurant unit's condominium fees for the then-current and preceding five years, which were all of the condominium assessments not barred by the statute of limitations. The addition to the preceding five years' condominium fees was \$279,984.33. The current year assessment was \$61,512. With additions for interest and late charges and subtractions for payments, the association claimed \$315,673.36 on its proof of claim for the restaurant unit. The debtor is current on all post-petition condominium fees assessed against the restaurant unit and on all pre- and post-petition condominium fees assessed against its other 40 condominium units.

**B. Relations Between the Debtor and the Association**

There is a long history between the debtor, its predecessors in interest and the condominium. The declaration and bylaws of the condominium were recorded on November 16, 1975. Condominium Services, Inc., which is also called CSI, was organized in 1979 by the grandfather of the four members of the debtor. The debtor is a limited liability company organized about 2005 to receive the condominium units it now owns from a trust established by the debtor's members' grandfather for their benefit. About the same time that the condominium units were transferred from the trust to the debtor, CSI – also a trust asset – became a wholly owned subsidiary of the debtor.

CSI was the managing agent for the condominium association from apparently 1979 until August 1, 2006 and currently manages, among other properties, all of the debtor's 40 condominium units and the restaurant unit. In August 2005, the association entered into a management agreement with CSI for a term of about two years, from November 1, 2005 to October 5, 2007. On July 1, 2006, the association's board of directors terminated CSI as managing agent for cause effective August 1, 2006. Litigation ensued, first between the debtor and the association, and later, between CSI and the association. Ultimately, the association obtained a judgment against CSI for compensatory damages of \$91,125 and punitive damages of \$275,000. The matter was appealed to the Supreme Court of Virginia which affirmed the judgment. *Condominium Services, Inc. v. First Owners' Association of Forty Six Hundred Condominium, Inc.*, 281 Va. 561, 709 S.E. 2d 163 (2011).

After terminating CSI, the board determined that it had improperly calculated the condominium assessment for the restaurant. Litigation ensued with the debtor. The state court found in favor of the association which then issued a new corrected assessment. The debtor filed

its chapter 11 petition in this court on October 2, 2009. The association filed a proof of claim for the past-due condominium fees for the restaurant unit only. All of the other units owned by the debtor were and remain current. The debtor is current in the payment of its post-petition assessments on the restaurant unit. CSI filed its petition in this court on January 26, 2010. The parties have been litigating matters on appeal for most of the time since the filing of the petitions.

In October 2006, the association held its annual meeting. This was the last time directors were elected to the board of directors. The board consists of seven members, each of whom serves a two-year term. Bylaws Article V, Section 5. The terms are staggered so that four directors are elected in one year and three in the alternate year. Directors continue in office until their successors are elected and hold their first meeting. There has been no annual meeting since 2006. The vacancies on the board of directors have been filled by the holdover directors exercising their power to appoint successor directors to fill vacancies. Bylaws Article V, Section 6.

The 2007 annual meeting was not held because of a lack of a quorum. The 2008 annual meeting was called, but, the board of directors cancelled the meeting by posting a note on the door of the meeting room shortly before the meeting was to be convened asserting that because of the number of delinquent unit owners, a quorum would not be obtained. The 2009 annual meeting was called. A quorum was almost obtained but rather than recessing the meeting and seeking more proxies and attendees, the meeting was adjourned sine die over the debtor's opposition even though it held the most votes at the meeting and the majority of the unit owners present voted against adjourning sine die. *Gordon Properties, LLC vs. First Owners' Association of Forty Six Hundred Condominium, Inc. (In re Gordon Properties, LLC)*, 435 B.R. 326 (Bank.E.D.Va. 2010) *aff'd* 2011

WL 2159715 (4<sup>th</sup> Cir. 2011). The 2010 meeting, although duly called for October 6, 2010, and noticed to the unit owners, was cancelled on September 28, 2010.

### **C. The Cancellation of the 2010 Annual Meeting**

The board properly called the 2010 annual meeting in August or September 2010 for October 6, 2010, and sent notice and the annual meeting package to all unit owners. Just before September 21, 2010, a flyer was distributed to the unit owners of the condominium. It contained a picture of a flat-screen high-definition television with the word “Free!” on it and a picture of a campaign button that said only, “VOTE”, bordered with stars. The flyer stated: “Voting alert to all owners! VOTE VOTE VOTE”; “Vote for a chance to win a flat-screen HDTV home theater”; “ALL owners are eligible. Outside owners, delinquent owners, and resident owners!” It also stated:

In order to encourage participation in the FOA Annual Meeting on Wednesday, October 6, a flat-screen HDTV will be awarded after the close of the meeting to a unit owner selected at random from among all unit owners who register their votes for quorum purposes at the meeting.

Mail proxies to: P.O. Box 23193, Alexandria, VA 22304.

Ex. 8.

The idea originated from a unit owner. She took the idea and a draft flyer to the debtor for assistance. The debtor offered to assist in the purchase of the HDTV up to \$800, edited the flyer and assisted in distributing it.

The flyer immediately came to the attention of the property manager who was also responsible for organizing the annual meeting and to the attention of individual members of the board of directors. The association’s property manager immediately called his counterpart at CSI.

They discussed the matter. The association's property manager reasonably concluded that the debtor was involved.

The property manager then called the association's counsel. Counsel represented the association generally and also in the law suits and appeals with the debtor and CSI.<sup>2</sup> The property manager was concerned about the impact of the flyer on the annual meeting. He had three concerns: The flyer referred to delinquent owners;<sup>3</sup> the address to which proxies could be mailed did not contain a name; and the flyer was not signed.

A meeting of the board of directors was previously scheduled for September 21, 2010. Counsel were scheduled to attend. The board had scheduled the 2010 annual meeting and mailed the notices of the meeting and proxies as required by the bylaws, but scheduled the meeting with its attorneys because it remained uncertain how to proceed with regard to allowing the debtor to vote at the annual meeting. Specifically, it did not know what to do about enforcement of the bylaws voting provision as to the debtor. Should it follow this court's Memorandum Opinion of June 2, 2010, and let the debtor vote or should it enforce its bylaws voting provision and not allow the debtor to vote?

The issue of whether the enforcement of the bylaws voting provision violated the automatic stay was previously litigated in this court. *Gordon Properties, LLC vs. First Owners' Association of Forty Six Hundred Condominium, Inc.* In that case, the debtor sought to hold the association in contempt because, it asserted, the association had violated the automatic stay by its conduct during the 2009 annual meeting. The facts of that case are more fully set out in the Memorandum Opinion

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<sup>2</sup>New counsel was retained by the association to defend it in this adversary proceeding.

<sup>3</sup>The bylaws voting provision only prohibits delinquent unit owners from voting. It does not prohibit them from attending the annual meeting, participating in the annual meeting (except voting) or being counted for quorum purposes.

and need not be repeated here. The issue came down to the vote by the members present – who did not constitute a quorum – to adjourn the meeting sine die rather than adjourn it for a short period in order to attempt to obtain a quorum. The vote to adjourn sine die was, in fact, defeated but the chair announced that it had passed. She then adjourned the meeting so quickly that no one had time to appeal the decision of the chair to the members present. The court was faced with two questions: Would enforcement of the bylaws voting provision violate the automatic stay and did the actions at the meeting constitute enforcement of the bylaws provision. Both questions had to be answered affirmatively for the debtor to prevail. This court determined that enforcement of the bylaws voting provision was a violation of the automatic stay. The remaining question was whether the debtor had been denied its right to vote because of its pre-petition delinquency. The debtor’s position was that while it was ostensibly allowed to vote on the motion to adjourn, its vote was ignored in determining the outcome. Thus, the bylaws voting provision was enforced and the automatic stay was violated. The debtor’s legal argument was well taken. If the debtor was ostensibly permitted to vote, but its vote was ignored or not counted, it was the same as if it were denied its right to vote. It is the substance that counts, not the appearance. The court found, as a matter of fact, that the debtor voted, but that the chair’s erroneous ruling on the motion to adjourn sine die was not an enforcement of the bylaws voting provision although her conduct was abusive. The complaint was dismissed.

Notwithstanding that it won, the association appealed. The District Court found that the association was the prevailing party and held, therefore, that it did not have standing to appeal. *First Owners’ Association of Forty Six Hundred Condominium, Inc. v. Gordon Properties, LLC (In re Gordon Properties, LLC)*, E.D.Va. Civil Action No. 10-872, Order dated August 27, 2010. The District Court clearly noted that this court’s discussion of the bylaws voting provision did not

collaterally estop the association from litigating the same issue in any future litigation because it was not necessary to the resolution of the case. *Electrical Fittings Corp. v. Thomas & Betts Co.*, 307 U.S. 241, 242, 59 S.Ct. 860 (1939) (“A party may not appeal from a judgment or decree in his favor, for the purpose of obtaining a review of findings he deems erroneous which are not necessary to support the decree.”). The only necessary finding was that the association had not denied the debtor its right to vote. The order simply denied the debtor’s motion for a preliminary injunction. The association appealed to the Court of Appeals which affirmed the District Court in a per curiam decision on June 2, 2011, also finding that the association as the prevailing party had no standing to appeal. *First Owners’ Association of Forty Six Hundred Condominium, Inc. v. Gordon Properties, LLC (In re Gordon Properties, LLC)*, 2011 WL 2159715 (4<sup>th</sup> Cir. 2011).

The board met with its attorneys on September 21, 2010, after the District Court’s decision but before the Court of Appeal’s decision. The issue of the flyer was added to the board’s agenda. Counsel orally opined that the flyer constituted an unlawful raffle and that solicitation of proxies for an undisclosed principal was improper. Thus, he orally opined, any proxy obtained through the flyer was invalid. Since it would not be possible to determine which proxies were obtained through the flyer, all proxies were tainted and the meeting should be postponed and new proxies issued.

Counsel also orally opined that the board was on the horns of a dilemma with respect to allowing the debtor to vote at the upcoming annual meeting. He premised this on the idea that there was no definitive judicial decision as to whether enforcement of the bylaw voting provision violated the automatic stay. If the board allowed the debtor to vote and the enforcement of the bylaws voting provision did not violate the automatic stay, then the board would violate the bylaws in allowing the debtor to vote and the election of the members of the board of directors could be tainted. On the

other hand, if the board denied the debtor the right to vote and the enforcement of the bylaws voting provision did violate the automatic stay, it would be in contempt of court and the election of the members of the board of directors could be tainted. The board requested a written opinion and adjourned to September 28, 2010 to further consider the matter.

On September 24, 2010, the board of directors, over the signature of the president, posted a letter to all unit owners, titled in bold large type: "IMPROPER CAMPAIGN ACTIVITY" and "URGENT NOTICE TO OWNERS". It warned the unit owners not to send in proxies as requested in the flyer. The first paragraph states:

I regret to inform you that some owners of FOA 4600 Duke Street may have become unwitting victims of improper and perhaps illegal activity related to the upcoming election. Because of the possible legal consequences to those who sponsor or participate in such activities, all owners need to be aware of this situation.

Ex. 9.

On September 28, 2010, the board received the requested written opinion. Although signed only by the law firm, it was prepared by counsel. It is three and a half pages in length. The first page sets out the two questions presented and the summary response. With respect to the flyer, Counsel stated in his summary response:

[W]e believe that the solicitation is improper and may violate state and local laws. Any proxies obtained via the solicitation are invalid. Accordingly, the Board should postpone the meeting to reissue new proxy forms to ensure the validity of all proxies to be used at the Annual Meeting.

Ex. 10 at 1.

With respect to the enforcement of the bylaws voting provision, counsel's summary response stated that without a final decision on the enforceability of bylaws voting provision,

the Board is placed in the untenable position of potentially violating the stay, and subjecting the Association to sanctions and other penalties if [the debtor] is not

allowed to vote, or allowing [the debtor] to vote in violation of the Bylaws and the Condominium Act and potentially having to throw out the results of any election if the appellate court subsequently agrees that enforcement of the Bylaws as to [the debtor] does not violate the automatic stay. Notwithstanding the Association's efforts to obtain a binding court decision on this issue, the conflict between the apparent holding by Judge Mayer in the Bankruptcy Court and the clear provisions of the Association's Bylaws poses an insoluble dilemma for the Board and the Association which almost forces the Association to choose among alternatives which are all fraught with risk. Avoiding the dilemma by postponing the meeting also poses a risk that a unit own may challenge the postponement itself, but we believe that this alternative poses the least risk to the Association.

Ex. 10 at 1 - 2.

The discussion portion of the written opinion is two pages in length, broken into seven paragraphs. The first three paragraphs, about half of the discussion portion by length, accurately recite the provisions of the bylaws, the pre-petition delinquency as to the restaurant unit and the course of the prior litigation. It accurately states that the District Court found that this court's discussion of the applicability of the automatic stay to be, as counsel quoted from the District Court's opinion, "wholly collateral" and, in counsel's words, "therefore not binding or appealable." *Id.* at 2. He also accurately stated that "the Fourth Circuit will not rule on the appeal until some time after the date scheduled for the 2010 Annual Meeting." *Id.*

There is a brief paragraph concerning the flyer and finally, a discussion of the risks of postponing the annual meeting. The final recommendation was to postpone the annual meeting "until such time as a final decision is obtained on the issue" of the bylaws voting provision. "[P]ostponing the meeting until [the bylaws voting provision] issue is finally resolved avoids the possibility of an improper election of a Board as a result of [the debtor] being allowed to vote." *Id.*

The board voted to postpone the 2010 annual meeting. New proxy forms were never prepared or distributed. The meeting was never rescheduled. After the Court of Appeals issued its

opinion, the debtor requested a special meeting. The request, although valid on its face, was denied. The holdover directors elected in 2005 and 2006 and those they appointed to fill vacancies on the board remain in office today.

## **II. Discussion**

### **A. Legal Standard for Stay Violation**

A violation of the automatic stay occurs when a creditor takes one of the acts proscribed by §362(a). It is the act that is the violation of the automatic stay, not the creditor's knowledge that the act violates the automatic stay. A creditor's state of mind or even knowledge of the pendency of a bankruptcy is not relevant to whether §362(a) has been violated. The automatic stay comes into effect immediately upon the filing of a petition, even if the creditor is unaware of the filing.

There is a difference between whether the automatic stay has been violated and whether a creditor will be sanctioned for violating the automatic stay. Although a violation occurs when a proscribed act is taken, a creditor will not be sanctioned if the violation is not willful. Bankruptcy Code §362(k)(1). The Court of Appeals for the Fourth Circuit discussed the elements of willfulness.

It stated:

To constitute a willful act, the creditor need not act with specific intent but must only commit an intentional act with knowledge of the automatic stay. *See Budget Service*, 804 F.2d at 292-93; *In re Alt. Business & Community Corp.*, 901 F.2d 325, 329 (3<sup>rd</sup> Cir.1990).

*Citizens Bank of Maryland v. Strumpf (In re Strumpf)*, 37 F.3d 155, 159 (4<sup>th</sup> Cir.1994) *rev'd on other grounds*, 516 U.S. 16, 116 S.Ct. 286 (1995). The Court of Appeals for the Fifth Circuit succinctly set out the three elements necessary to sanction a creditor under §362(k)(1) [then §362(h)]. It stated:

[T]here are three elements to a claim under 362(h): (1) the defendant must have known of the existence of the stay; (2) the defendant's acts must have been intentional; and (3) these acts must have violated the stay.

*Brown v. Chesnut (In re Chesnut)*, 422 F.3d 298, 302 (5<sup>th</sup> Cir. 2005). The court will utilize the three-pronged *Chestnut* formulation in this case.

## **B. Application of Legal Standard**

### **First Prong: Knowledge of Existence of the Stay.**

The association knew of the filing of the petition almost immediately after it was filed on October 2, 2009. The same day that the petition was filed, the debtor filed a complaint against the association, a motion for a preliminary injunction and a motion for an expedited hearing on a motion for a preliminary injunction. The association filed its opposition to the motion for a preliminary injunction on October 6, 2009. The action complained of occurred on September 28, 2010, almost a year later.

### **Second Prong: Intention.**

The association's act of cancelling the 2010 annual meeting was intentional. It sought the advice of counsel as to its rights and obligations. Counsel advised the board of directors that the association could be held in contempt of this court if it denied the debtor its right to vote at the 2010 annual meeting and, while he opined that postponing the annual meeting was the least risky course to take, he cautioned the board that even postponing the meeting which is required by the association's bylaws could result in adverse action against it. The board of directors after having been advised by its counsel, cancelled the 2010 annual meeting. The act of cancelling the meeting was an intentional act.

**Third Prong: The Acts Must Have Violated the Stay.**

The third prong presents two issues. The first is a question of law: Does the enforcement of the provision of the bylaws voting provision violate §362(a)(6) as an act to collect a debt? The second is a question of fact: Did the board of directors, acting on behalf of the association, enforce the bylaws voting provision when it cancelled the 2010 annual meeting?

Before addressing the two questions, it is important to note that the *Chesnut* formulation is used to determine whether a party should be sanctioned for a violation of the automatic stay. It does not determine whether there has been a violation of the automatic stay. Determining whether the act violates the stay is only one of three prongs of the *Chesnut* formulation. It is also important to emphasize that while advice of counsel may be relevant in determining a sanction, it is not relevant in determining whether there has been a stay violation. “Whether the party believes in good faith that it had a right to the property is not relevant to whether the act was ‘willful.’” *Goichman v. Bloom (In re Bloom)*, 875 F.2d 224, 227 (9<sup>th</sup> Cir.1989) (quoting *INSLAW, Inc. v. United States (In re INSLAW, Inc.)*, 83 B.R. 89, 165 (Bankr.D.D.C. 1988)); *Fleet Mortg. Group, Inc. v. Kane*, 196 F.3d 265, 269-70 (1<sup>st</sup> Cir.1999) (“A good faith belief in a right to the property is not relevant to a determination of whether the violation was willful.”); *In re Manuel*, 212 B.R. 517 (Bankr.E.D.Va.1997) (“The court accepts [the creditor’s] evidence that he did not believe he was in violation of the stay by failing to dismiss the garnishment. However, his belief does not preclude a finding of willful violation.”). A party’s violation of the automatic stay may be unknowing or may be knowing and willful. In either case, the automatic stay is violated. His conduct may be the result of advice of counsel, but it is the conduct that violates the stay.

**1. Does Enforcement of Bylaws Section IV, Section 7 Violate the Automatic Stay?**

The automatic stay prohibits all acts to collect a pre-petition debt.<sup>4</sup> Not only are obvious acts such as suing a debtor or enforcing a judgment prohibited, but less direct acts are also prohibited. For example, withholding a college transcript violates the automatic stay. *Andrews University v. Merchant (In re Merchant)*, 958 F.2d 738, 741- 742 (6<sup>th</sup> Cir.1992). Mailing letters and bills even though there is no threat to sue or take other collection action violates the automatic stay. *In re Robinson*, 2008 WL 4526183 (Bankr.E.D.Va.2008) (“By sending the invoices to the debtor, [the creditor] effectively sought payment of the pre-petition amounts outside of the bankruptcy case, and as such, her actions violated the automatic stay”); *In re Torres Lopez*, 2006 WL 3898307 (Bankr.D.P.R. 2006) (letter advising that water, electricity and phone services in a condominium would be discontinued); *In re Crudup*, 287 B.R. 358 (Bankr.E.D.N.C.2002) (letters to debtor’s wife and parents-in-law); *In re Wills*, 226 B.R. 369, 378 (Bankr.E.D.Va.1998) (post-petition invoices); *In re Smith*, 185 B.R. 871 (Bankr.M.D.Fla.1994) (letter to debtor’s employer); *Sechuan City, Inc. v. North American Motor Inns, Inc. (In re Sechuan City, Inc.)*, 96 B.R. 37 (Bankr.E.D.Pa.1989) (landlord posting signs at debtor-restaurant urging public not to patronize restaurant); *In re Aponte*, 82 B.R. 738 (Bankr.E.D.Pa.1988) (landlord terminating electric service). Denying a condominium unit owner the right to vote at an annual or special meeting because pre-petition condominium fees are past due is similarly prohibited. It pressures a unit owner to pay his past due, pre-petition condominium fees by withholding something of value until the pre-petition assessment is paid. The bylaws voting provisions do not come into play unless a unit owner fails to pay his condominium fees. They are not imposed in any other circumstance. They are effective only so long as the unit owner is delinquent.

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<sup>4</sup>Section 362(a)(6) provides that “a petition . . . operates as a stay, applicable to all entities, of . . . any act to collect, assess, or recover a claim against the debtor that arose before the commencement of the case.”

The association argues that the bylaws voting provisions have nothing to do with the collection of condominium fees but are matters of fundamental fairness: Those that do not bear their burden of paying their fair share of the common expenses should not have the benefit of voting. There are a number of problems with the argument. The most difficult problem for the association to explain under its benefit/burden rationalization is that the disability to vote attaches to the member, not the unit for which there is a delinquency. This means that if a unit owner owns more than one unit, he may not exercise his right to vote for any unit he owns, notwithstanding that only one unit is delinquent. That is the situation in this case. This has been the consistent interpretation and application by the association, an interpretation and application which the debtor does not challenge. This magnifies the nonpayment penalty, adding more pressure to pay the delinquency, but under the association's rationale a unit owner who is fully carrying his burden to pay condominium fees for all units he owns except one, is denied the benefit of voting for all the units he owns, even those that are current in the payment of condominium fees assessed against them.

Another difficulty with the association's benefit/burden explanation is that it does not account for the fact that a delinquent unit owner continues to enjoy the economic benefits of the condominium's amenities and services. *See* Bylaws Article IX, Section 5 and Article X. Only the right to vote is affected, not the ability of the unit owner to utilize the condominium's amenities and services. It would seem that under the benefit/burden explanation, withholding enjoyment of the condominium's amenities and services would be fairer than withholding the right to vote. The condominium's amenities and services actually cost money and there may be cost savings, however small, if a delinquent unit owner does not utilize them. The correlation between nonpayment of

assessments and withholding the use of amenities and services is stronger and more direct than between nonpayment and withholding the right to vote.

There are other difficulties. The rationale does not account for the fact that serving as a director is a burden on a unit owner and a benefit to the association. Serving as a director involves time and effort which benefit the association notwithstanding that the director may be delinquent in the payment of his condominium fees. It does not distinguish between genuine disputes between a unit owner and the association or inadvertent tardiness in payment. It does not explain the mismatch between the temporal congruence of the offense and the penalty. One can be permanent while the other is temporary. If a unit owner is delinquent at the time of the annual meeting, he forever loses his ability to vote at that meeting, notwithstanding that he later pays the assessment in full. (The disability to vote does not excuse the unit owner from paying the assessment or prevent the association from taking legal action to enforce it.)

Notwithstanding the asserted justifications for the bylaws voting provisions, they exert pressure on unit owners who are past-due in the payment of their condominium fees by more than 30 days to pay those fees. They are efforts to collect a debt.<sup>5</sup> Even if the bylaws voting provisions

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<sup>5</sup>The association's back-up argument is that the association is not denying the debtor its right to vote. Under Bylaws Article IV, Section 7, it argues, a unit owner's right to vote exists only if the unit owner is not more than 30 days past due in the payment of his condominium fees. Since the debtor is past due in the payment of condominium fees, it just does not have a right to vote in the first place. Thus, the association is not taking any action to deny the debtor his right to vote. Alternatively, the association argues, the debtor's right to vote is limited or encumbered with a restriction, that is, that the right to vote may not be exercised if a unit owner is more than thirty days past due in the payment of his condominium fees. In this case, the restriction or encumbrance arose prior to the filing of the petition in bankruptcy. Under the Bankruptcy Code, property of a debtor that becomes property of the estate does so subject to all restrictions existing when the petition in bankruptcy is filed. Thus, the association is not taking any action to deny the debtor its right to vote because the debtor's right to vote was restricted at the time it filed bankruptcy.

The arguments are not well taken. The Virginia Condominium Act makes clear that when a condominium unit owner's right to vote is created, it is not created subject to a condition, a limitation or a restriction. The right to vote is an integral and inseparable part of the condominium regime itself. At this condominium, and in most others, votes are allocated in accordance with the undivided interests in the common elements. Va.Code (1950) §55-79.77(A). The allocation of the undivided interests in the common elements was determined under Va.Code (1950) §55-79.55(B). The  
(continued...)

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

**In re:**

**GORDON PROPERTIES, LLC. AND  
CONDOMINIUM SERVICES, INC.,**

**Debtors**

**Case No. 09-18086-RGM  
(Jointly Administered)**

**Chapter 11**

**SUPPLEMENTAL  
ORDER DIRECTING THE APPOINTMENT OF AN EXAMINER**

The United States Trustee's motion to appoint an examiner or, in the alternative, a Chapter 11 Trustee in the above captioned case was heard before the Honorable Robert G. Mayer on May 30, 2013 at 11:00 a.m. with appearances as noted on the record. For the reasons stated on the record and good cause appearing therefore, pursuant to 11 U.S.C § 1104(c), it is hereby

**ORDERED** that the United States Trustee shall appoint an Examiner in this case; it is further

**ORDERED** that the Examiner's duties will be limited to investigating all issues reasonably related to the Settlement Agreement between and among Gordon Properties, LLC.; Condominium Services, Inc.; Gordon Residential Holdings, LLC.; and First Owners' Association of Forty Six Hundred Condominium, Inc. ("FOA"). (Docket #498). The scope of the Examiner's investigation and report should include, but not necessarily be limited to: the procedures and process by which FOA approved and entered into the Settlement Agreement; any undue influence or control exercised by the debtors, or officers of the debtors, on the board of FOA in connection with the Settlement Agreement; and whether the approval of the settlement agreement satisfied the requirements of Va. Code (1950) § 13.1-871; it is further

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**ORDERED** that the Examiner will provide to the debtors and the United States Trustee an informational statement of his or her fees and costs incurred since his or her appointment, as well as the fees and costs incurred by any professionals employed by the Examiner since his or her appointment. The informational statements will be provided three weeks following the appointment of the Examiner, it is further

**ORDERED** that the Examiner may seek to employ his or her law firm upon appropriate application to this Court; and it is further

**ORDERED** that the Examiner will file a report no later than July 18, 2013. A hearing on the settlement agreement will occur on August 1, 2013 at 9:30 a.m., with any exhibits and witness lists to be submitted by the parties due on or before July 25, 2013; it is further

**ORDERED** that the Clerk mail a copy of this order or serve it through the Court's ECF system to the parties entitled to receive notice in this case.

Date: Jun 3 2013

/s/ Robert G. Mayer

Robert G. Mayer  
United States Bankruptcy Judge

Entered on Docket: June 4, 2013

I ask for this:

Judy A. Robbins  
United States Trustee for Region 4

By: /s/ Bradley D. Jones  
Bradley D. Jones (CA 281828)  
Trial Attorney  
Office of the U.S. Trustee  
115 S. Union St., Suite 210  
Alexandria, VA 22314  
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SEEN AND OBJECTED TO AS STATED  
ON THE RECORD

SEEN AND OBJECTED TO AS STATED  
ON THE RECORD

GORDON PROPERTIES, LLC AND  
CONDOMINIUM SERVICES, INC.,

FIRST OWNERS' ASSOCIATION

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also serve other purposes, they remain efforts to collect past-due condominium assessments and violate the automatic stay. An act in violation of the automatic stay may have other legitimate purposes, but if it is also an act in violation of §362(a), the other purposes do not excuse violating or disregarding §362(a).

If the unit owners association properly invoked Bylaws Article IV, Section 7 pre-petition, it must stop using it when the unit owner files bankruptcy. A creditor who properly takes an act prior to the filing of a petition in bankruptcy to collect a debt, must stop the act upon the filing of the petition. “It is well established that even a technical stay violation (one committed without knowledge of the stay) can become willful . . . if the creditor fails to remedy the violation after receiving notice of the automatic stay.” *Kline v. Tiedemann (In re Kline)*, 424 B.R. 516, 524 (Bankr.D.N.M.2010). A creditor who caused a state court to issue a civil bench warrant for the arrest of a debtor who, pre-petition, failed to appear in state court to answer interrogatories must cause the bench warrant to be withdrawn when the debtor files bankruptcy. *Galmore v. Dykstra (In re Galmore)*, 390 B.R. 901, 909-14 (Bankr.N.D.Ind. 2008). A creditor who issues a garnishment before a debtor files bankruptcy has the affirmative duty to promptly dismiss the garnishment upon

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<sup>5</sup>(...continued)

undivided interest in the common elements allocated to each unit may not be altered and may not be separated from the unit itself. Va.Code (1950) §55-79.55(f). The number of votes appertaining to any unit may not be altered. Va.Code (1950) §55-79.71(E)(iv). These provisions may not be altered by agreement and may not be waived. Va.Code (1950) §55-79.41:1. While the number of votes appertaining to condominium units or the weight of unit owner’s votes may vary from unit to unit, every unit owner has the right to vote. The right to vote does not fade in and out depending on whether condominium fees are paid or unpaid or on any other circumstance. Each condominium unit has as an inseparable bundle of rights that constitutes the condominium unit. The right to vote is a part of those inseparable rights.

Whether described as a condition precedent to the right to vote or as a restriction on the right to vote, the provision becomes effective only upon non-payment of condominium fees for a period of thirty days. The intended effect is to bring pressure on delinquent unit owners to pay their delinquent fees. It is only one remedy an association to collect delinquent condominium fees. Others include filing suit for the unpaid condominium fees or filing and enforcing a lien. Va.Code (1950) §55-79.84; Bylaws Article IX, Section 4 and 5. While the use of Bylaws Article IV, Section 7 may be an effective remedy, the automatic stay prevents its application after a bankruptcy petition is filed.

filing of the bankruptcy petition. *In re Manuel*, 212 B.R. 517, 519 (Bankr.E.D.Va. 1997); *Baum v. United Va. Bank (In re Baum)*, 15 B.R. 538, 541 (Bankr.E.D.Va. 1981) (creditor has the “responsibility to stop the downhill snowballing of a continuing garnishment.”); *In re Scroggin*, 364 B.R. 772, 779 (B.A.P. 10<sup>th</sup> Cir. 2007). A creditor who repossessed a debtor’s car pre-petition, but has not sold it before the debtor files bankruptcy, must release the car back to the debtor. *In re Brown*, 237 B.R. 316 (Bankr.E.D.Va. 1999); *In re Young*, 193 B.R. 620, 621 (Bankr.D.D.C. 1996) (seized vehicle must be returned upon debtor giving adequate assurance). A creditor who took a default judgment shortly after the filing of a petition in bankruptcy albeit without knowledge of the filing of the petition, violated the automatic stay by failing to vacate the default judgment once it became aware of the filing of the petition. *Keen v. Premium Asset Recovery Cor. (In re Keen)*, 301 B.R. 749, 753 (Bankr.S.D.Fla.2003) (failure to take action to undo an innocent violation of the automatic stay constitutes a willful violation of the stay). This case is no different. If the act to collect the past due condominium fees (that is, invoking Bylaws Article IV, Section 7 denying the debtor its right to vote) commenced before the bankruptcy was filed, the unit owners association must stop the act after the filing of bankruptcy by permitting the debtor to vote. The fact that the penalty for not timely paying condominium fees is in the bylaws changes nothing. It is an act, and, if continued, it violates the automatic stay.

The court concludes that enforcing Bylaws Article IV, Section 7 for a past-due pre-petition condominium fee violates the automatic stay.<sup>6</sup>

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<sup>6</sup>The same analysis applies to Bylaws Article V, Section 7.

**2. Did the Board Enforce the Bylaws Article IV, Section 7 When it Cancelled the 2010 Annual Meeting?**

The second question presented is whether the board of directors, acting on behalf of the association, enforced the bylaws voting provision when it cancelled the 2010 annual meeting. The court concludes that the board's act on September 28, 2010, of cancelling the 2010 annual meeting that it had previously called and was required by its own bylaws to call and to hold violated §362(a).

There has been a long-standing dispute between the board and the debtor over money the board claims the debtor and CSI owe the condominium: in the case of the debtor, \$315,673.36 for recalculated condominium assessments on the debtor's restaurant unit and in the case of CSI, \$366,125.00 for compensatory and punitive damages. The board unsuccessfully sought to hold the debtor liable for the CSI indebtedness in state court and continues to do so in this bankruptcy case.<sup>7</sup> At first blush, the dispute appears to be similar to so many others that find their way to court. Voting rights at an annual meeting of a condominium association are generally a remote consideration. This case is different. The board of directors is elected by the unit owners. In this condominium, the debtor holds about 20% of the votes in the association. The quorum for an annual meeting is 50% and the association has a history of having difficulty obtaining this quorum. A quorum has not been obtained since 2006. With a continuation of past practices, it is likely that if a quorum is achieved at an annual meeting it will not be much in excess of 50%. This means that the debtor with its 20% of the votes in the association (40% of the votes at an annual meeting if a

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<sup>7</sup>The condominium association obtained its judgment against CSI in a suit in state court in which it sought to recover against both CSI and the debtor. The jury returned a verdict only against CSI. In this bankruptcy case, the association is seeking to substantively consolidate the two bankruptcy cases so that the CSI judgment would be a claim against the consolidated estate. The CSI estate is insolvent. The debtor in this case is illiquid, but solvent. Its equity in its condominium units appears to be more than sufficient to satisfy all claims in both cases.

bare quorum of 50% is achieved) is likely to have a significant impact on the outcome of an election for the board of directors, particularly if it has any other support, as it did in 2009.

The debtor would like to change the membership of the board of directors. It disagrees with the manner in which the current board is managing the condominium and would like a more sympathetic board with which to seek a resolution of the assessment dispute.

The incumbent board members can count votes. They are committed to collecting the moneys owed by the debtor and CSI. They recognize – maybe fear – that the debtor, by exercising its votes, may avoid paying the judgment and the recalculated assessments by obtaining a more sympathetic board. The board has furthered its collection efforts by enforcing the bylaws voting provision and preventing the debtor from voting at the annual meetings. It recognizes the importance to the debtor of its right to vote. By denying the debtor its right to vote, the board brings pressure on the debtor to pay the recalculated assessment.

The board has been and is putting pressure on the debtor to pay the recalculated assessment. Enforcement of the bylaws voting provision prevents the debtor from acting on its concerns about the management of the association and from attempting to obtain a more sympathetic board to resolve the payment dispute on terms more acceptable to itself. The only means the association had to deny the debtor its right to vote was enforcement of the bylaws voting provision. The means of enforcing the bylaws voting provision by cancelling the 2010 annual meeting was different, but the effect was the same. In an effort to avoid the consequences of denying the debtor its right to vote by enforcing the bylaws voting provision, it sought another tactic to achieve the same result. It cancelled the annual meeting. The board of directors simply sought to disguise what it was doing. It attempted to do indirectly what it could not do directly.

The board cannot argue that cancelling the annual meeting was equivalent to doing nothing and that doing nothing cannot be a violation of the automatic stay. The failure to act when one has a duty to act violates the automatic stay. The failure to release a pre-petition wage garnishment violates the automatic stay. *In re Manuel*, 212 B.R. 517, 519 (Bankr.E.D.Va.1997). The failure to return a vehicle repossessed pre-petition violates the automatic stay. *In re Brown*, 237 B.R. 316 (Bankr.E.D.Va. 1999)(recognizing split between absolute duty to return seized vehicle and duty conditional on debtor providing adequate protection); *In re Young*, 193 B.R. 620, 621 (Bankr.D.D.C. 1996) (adequate protection required before duty to return seized vehicle). The failure to obtain prompt relief when a bank freezes a bank account as permitted by *Citizens Bank of Maryland v. Strumpf*, 516 U.S. 16, 116 S.Ct. 286 (1995) is a violation of the automatic stay. *In re Schafer*, 315 B.R. 765 (Bankr.D.Colo. 2004).

The failure to hold the 2010 annual meeting when it was required to be held by its own bylaws is a violation of the automatic stay. Bylaws Article IV, Section 2 (“[T]he annual meetings of the members . . . shall be held on the first Wednesday of October”). By failing to hold the meeting, the board denied the debtor its right to vote at the annual meeting, simply camouflaging its enforcement of the bylaws voting provision. The evidence shows a consistent pattern of denying the debtor its right to vote by enforcing the bylaws voting provision. Prior to the filing of the petition in bankruptcy, it enforced the bylaws voting provision openly and directly as to all of the debtor’s units because the restaurant unit had not paid the recalculated assessment. At the October 2009 annual meeting, the debtor was denied its effective vote by the misconduct of the president of the association who presided at the annual meeting. In addition, in an effort to prevent a quorum at the 2009 annual meeting, members of the board of directors who were present were not counted

for quorum purposes. Nonetheless, they participated in the meeting by making and seconding the motion to adjourn sine die. The board denied the debtor's request in the summer of 2011 for a special meeting although the request was valid on its face and mandated by the bylaws. Bylaws Article IV, Section 3 ("It shall be the duty of the President to call a special meeting of the members . . . upon a petition signed by members representing at least twenty percent (20%) of the total votes of the Project having been presented to the Secretary."). Ex. 6. Cancellation of the 2010 annual meeting was a continuation of this same conduct.

The board of directors gave two reasons for cancelling the 2010 annual meeting – the flyer and the horns of a dilemma. Neither is availing. The board argued that the flyer was an unlawful raffle and proxies submitted in response to it were invalid. Because it was impossible to distinguish which – if any – proxies were submitted in response to the flyer, all proxies were tainted.<sup>8</sup> Counsel's opinion was itself without meaningful analysis. There was minimal analysis of what constituted a "thing of value" and no analysis of the difference between a lawful door prize or host gift and an unlawful raffle or lottery.

Title 18.2, Chapter 8, Article 1 of the Virginia Code addresses gambling. "It is well settled that 'an activity constitutes illegal gambling when the elements of prize, chance and consideration are present together.'" Op.Va.Att'y.Gen., 2010 WL 3184154 (July 30, 2010) (quoting 2002 Op.Va.Att'y.Gen. 144, 145). The principal statutory provisions applicable to the flyer are Va.Code

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<sup>8</sup>Counsel also opined that some of the proxies might be invalid because they might be signed in blank, that is, signed by the unit owner before the name of the proxy holder was filled in. (The flyer did not request blank proxies or suggest that they be signed in blank. Nor did it ask that it be named as the proxy holder.) Counsel cited no authority for this proposition in his written opinion or in his testimony in court and there is no evidence that he offered any in his oral opinion to the board. The court is unable to find any in the association's bylaws, the Condominium Act or the Virginia Nonstock Corporation Act. The Condominium Act sets out the requirements for proxies in §55-79.77(D). It provides no support for counsel's argument. Proxies delivered directly to the association are susceptible to the same circumstance. Counsel does not explain why they are not also tainted.

(1950) §18.2-325(1) which defines “illegal gambling” and §18.2-332 which addresses what does not constitute consideration. “Illegal gambling” is defined as:

the making, placing or receipt of any bet or wager in the Commonwealth of money or other thing of value, made in exchange for a chance to win a prize, stake or other consideration or thing of value, dependent upon the result of any game, contest or any other event the outcome of which is uncertain or a matter of chance, whether such game, contest or event occurs or is to occur inside or outside the limits of the Commonwealth.

Va.Code (1950) §18.2-325(1) (2010). Section 18.2-332 states:

In any prosecution under this article, no consideration shall be deemed to have passed or been given because of any person’s attendance upon the premises of another; his execution, mailing or delivery of an entry blank; his answering of questions, verbally or in writing; his witnessing of a demonstration or other proceeding; or any one or more thereof, where no charge is made to, paid by, or any purchase required of him in connection therewith.

Va.Code (1950) §18.2-332 (2010).

The Attorney General discussed the three elements and prior opinions of the Attorney General in his July 30, 2010 opinion and concluded that the promotion scheme described to him was not illegal gambling because consideration was absent. *Id.* The absence of the type of analysis undertaken by the Attorney General by counsel is telling.

It is also interesting that there is no evidence of a discussion of the reason for the flyer . The reason was expressly stated on the flyer: “In order to encourage participation in the FOA Annual Meeting”. Ex. 8. Every board member knew that attendance at the last three annual meetings had been insufficient to obtain a quorum. The flyer proposed a way to increase attendance. It offered an HDTV to a unit owner “selected at random from among all unit owners who register their votes for quorum purposes”. Had the board been interested in achieving a quorum after three annual meetings without a quorum, it would have seized on the idea, adopted it, corrected any problems

with it and run with it. At least it would have discussed it. The only evidence of a discussion was a discussion of why the proposed drawing was unlawful and why the meeting needed to be postponed to re-solicit proxies. Seizing upon the flyer, counsel opined and the board agreed that the meeting should be postponed to cure the taint that could have arisen from the flyer. That was a makeweight argument. Although corrective action could have been taken immediately and the meeting held, albeit after a short postponement, no action was ever taken to reschedule the annual meeting.

The flyer was a fortuitous circumstance that counsel sought to hang his hat on so that the board could have a reason to postpone the meeting unrelated to the voting status of the debtor. It achieved the same result as enforcing the bylaws voting provision, but ostensibly without enforcing it. Cancelling the annual meeting because of the flyer was a mere subterfuge.

The second reason was the “insoluble dilemma” argument and consequent need for a “final decision” from “the federal courts” of the question on the enforceability of the bylaws voting provision. Without a “final decision”, counsel opined, the board was in an “untenable” position. Opinion of Counsel, Ex. 10 at 1. Counsel’s recommendation, in his words, was:

[W]e believe the Board should postpone the meeting until such time as a final decision has been obtained from the federal courts as to whether enforcement of the vote eligibility requirements of the Association’s Bylaws violates the automatic stay.

*Id.*

The association did not diligently seek a final decision. It was obvious from the first day of this bankruptcy case that there was a dispute as to the effect of the automatic stay on the bylaws voting provision. The debtor filed its petition on October 2, 2009. It immediately sought an injunction seeking to compel the association to recognize its vote at the scheduled October 7, 2009

annual meeting. A preliminary injunction was denied because there was an insufficient record. After the meeting, the debtor amended its complaint to allege that the association violated the automatic stay at the October 7, 2009 annual meeting. The court found that enforcing the bylaws voting provision violated the automatic stay but that the association did not enforce it at that meeting. Despite prevailing, the association appealed.

The appeals were unnecessary and delayed a final decision. The District Court held that the association had no standing to appeal and expressly stated that this court's statements about the enforcement of the bylaws provision being a violation of the automatic stay were not controlling.<sup>9</sup> This clearly left the association the ability to litigate the issue again and obtain appellate review if it was dissatisfied with a ruling in a later case. Instead, the association appealed to the Court of Appeals which also found it had no standing. This decision was more than 20 months after the bankruptcy case was filed. In these intervening 20 months, the association took no action to obtain a "final decision." It simply played for time – time to pressure the debtor to pay the recalculated assessment by enforcing the bylaws voting provision.

The association had the ability to promptly obtain a final decision. One cardinal rule of bankruptcy practitioners is, if there is doubt as to whether the automatic stay applies, file a motion. Assert that the stay does not apply and request, in the alternative, that if it does apply, that relief from it be granted. Or, simply file a motion for relief from the automatic stay. *See Zeisler &*

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<sup>9</sup>A prevailing party has no standing to appeal. *Deposit Guaranty Nat. Bank v. Roper*, 445 U.S. 326, 333, 100 S.Ct. 1166, 1171 (1980) ("Ordinarily, only a party aggrieved by a judgment or order . . . may exercise the statutory right to appeal therefrom.") The association was not collaterally estopped by this court's discussion of the bylaws voting provision. The association prevailed in the first litigation because this court found that it did not enforce the bylaws voting provision. In order for a party to be collateral estopped by the adjudication of an issue in a prior proceeding, the issue determined must have been necessary to the outcome of the case. In the prior adjudication, it was not necessary. The same result would have occurred whether or not enforcement of the bylaws voting provision was a violation of the automatic stay. If there was any doubt on this issue, the District Court was explicit.

*Zeisler, P.C. v. Prudential Ins. Co. (In re JLM, Inc.)*, 210 B.R. 19, 22 (BAP 2<sup>nd</sup> Cir. 1997) (“Although Prudential did not believe it necessary . . . [it] moved for relief from the automatic stay”). This court has a regularly scheduled hearing day for motions for relief from the automatic stay about every two weeks. The Bankruptcy Code requires a prompt resolution, generally within 30 days after a motion for relief from the automatic stay is filed. 11 U.S.C. §362(e). If the association had wanted a final decision it could have had one. If it did not obtain a favorable decision in this court, it could appeal to the District Court, or perhaps, have taken a direct appeal to the Court of Appeals. 28 U.S.C. §158(d)(2). An appeal to the District Court would certainly have been decided prior to the 2010 annual meeting and most likely an appeal to the Court of Appeals would also have been decided before the 2010 annual meeting.<sup>10</sup> The association never filed such a motion. It was playing for time. It wanted to bring pressure on the debtor to pay its pre-petition debt by enforcing the bylaws voting provision. The dilemma argument was a ruse. Any dilemma the association faced was one of its own making.

### **Conclusion**

The board of directors refused to hold the 2010 annual meeting, a meeting that was required by its bylaws. It did so with knowledge of the pendency of the bankruptcy case and the automatic stay, with the guidance given by this court in its written Memorandum Opinion that the automatic stay prohibited the enforcement of the bylaws voting provision, and with the advice of counsel that enforcing the bylaws voting provision could result in action adverse to the association in the

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<sup>10</sup>In addition to enabling the board of directors to quickly obtain the final decision it says it needed, the motion would have avoided exposing the association to a claim for sanctions by obtaining the decision prior to the board taking any action.

bankruptcy court. The decision of the board to postpone the 2010 annual meeting was an indirect means to enforce the bylaws voting provision and bring pressure on the debtor to pay the pre-petition delinquency. The failure to hold the 2010 annual meeting violated the automatic stay imposed by §362 of the United States Bankruptcy Code.

The association will be held in contempt of this court for its violation of the automatic stay. The court will sanction the association \$100,000.00 but will give it the opportunity to purge its contempt by holding on October 5, 2011, a full, fair and transparent 2011 annual meeting at which the debtor will be permitted to vote, its votes will be counted and it may hold office as a director of the association, if elected.

Alexandria, Virginia  
September 20, 2011

/s/Robert G. Mayer  
Robert G. Mayer  
United States Bankruptcy Judge

Copy electronically to:

Donald F. King  
Jennifer L. Sarvadi

17059

**APPENDIX TO EXAMINER'S REPORT:  
DOC 24**



*Holdings, LLC*, Case No 2011-00-4411 (the “Declaratory Judgment Action”); that the *Complaint*, which was filed against Gordon Residential, LLC (“Gordon Residential”), an affiliate of the Debtor, sought a determination against Gordon Residential as to whether the Virginia Condominium Act, the condominium instruments establishing the Condominium, and that certain Policy Resolution 2009-03 (the “Policy Resolution”) adopted by the FOA Board of Directors (the “Board”) on March 26, 2009, (i) limit a member of FOA to one seat on the Board at any given time (the “One Member/One Seat Issue”), and (ii) limit an affiliated group of members of FOA to one seat on the Board at any given time (the “Affiliate Issue”) (collectively, the “Declaratory Judgment Issues”); and it

FURTHER APPEARING TO THE COURT that the Declaratory Judgment Action was removed to and subsequently remanded by this Court under the provisions of 28 U.S.C. §1452(b); that by *Order* entered in the Declaratory Judgment Action on November 23, 2011, the Circuit Court directed the parties to arbitrate all matters raised in the *Complaint*; and that on or about December 9, 2011, FOA filed a *Demand for Arbitration* with the American Arbitration Association (the “Arbitration Proceeding”), thereby submitting the Declaratory Judgment Issues to arbitration; and that it

FURTHER APPEARING TO THE COURT that FOA now seeks relief from the automatic stay imposed by 11 U.S.C. §362(a) for the purpose of amending the *Complaint* filed in the Arbitration Proceeding to add Gordon Properties as a party defendant and to seek a determination against Gordon Properties of the Declaratory Judgment Issues from any arbitrator appointed in the Arbitration Proceeding; and it

FURTHER APPEARING TO THE COURT that proper notice has been provided with respect to the *Motion* and that good cause exists to grant the relief requested therein; it is, therefore

ORDERED that the *Motion* is hereby GRANTED; and that the automatic stay imposed by 11 U.S.C. §362(a) is hereby lifted and terminated for the purpose of permitting FOA to amend the *Complaint* filed in the Arbitration Proceeding to add Gordon Properties as a party defendant and to seek a determination as to the Declaratory Judgment Issues, including any dispute with respect to the validity of the Policy Resolution, other than a determination of whether FOA's attempt to enforce the Policy Resolution against Gordon Properties was a violation of the automatic stay (which determination shall remain in the exclusive jurisdiction of this Court).

FURTHER ORDERED that any portion of the Policy Resolution that purports to limit an affiliated group of FOA members to one seat on the Board at any given time shall not be enforced with respect to the election conducted during FOA's 2011 annual meeting.

Dated: January 3, 2012

/s/ Robert G. Mayer  
Honorable Robert G. Mayer  
United States Bankruptcy Judge

Copies to:

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Donald F. King, Esq.

Copy mailed to:

Michael S. Dingman  
Reed Smith, LLP  
3110 Fairview Drive, Suite 1400  
Falls Church, Virginia 22042

**APPENDIX TO EXAMINER'S REPORT:  
DOC 25**

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA**  
Alexandria Division

In re:

GORDON PROPERTIES, LLC, and  
CONDOMINIUM SERVICES, INC.,

Debtors.

Case No. 09-18086-RGM  
(Chapter 11)  
(Jointly Administered)

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GORDON PROPERTIES, LLC,

Plaintiff,

vs.

Adv. Proc. No. 11-1020-RGM

FIRST OWNERS' ASSOCIATION OF  
FORTY SIX HUNDRED CONDOMINIUM,  
INC.,

Defendant.

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**ORDER**

This case was before the court on June 13, 2012, and again on June 15, 2012. For the reasons stated on the record, it is

ORDERED:

1. The objections to various proxies and ballots are sustained or overruled as stated on the record.

2. The total votes cast for the candidates for the Board of Directors is as follows:

<u>Candidate</u>	<u>Votes</u>	<u>Candidate</u>	<u>Votes</u>
L. Wilson	244.4513	D. Cuadros	182.2494
B. Sells	235.5448	A. Figueroa	134.0102
E. Greenwell	208.8062	S. Settles	126.9096

L. Hadley	196.8531	J. Brungart	120.4702
D. Howland	192.1110	B. Gilliam	113.0673
N. Greenwell	190.8470	S. Greenberg	109.7524
D. Sells	190.4700	S. Quelch	84.3395
M. Howland	185.8605	M. Hernandez	63.6952
F. Pepper	185.3601	H. Silva	8.6605
A. Zoghaib	184.7031	E. Langdon	4.4708
E. Moore	184.0444	C. King	2.5786

3. By agreement for the purposes of this election, representatives of Gordon Properties and Residential Holdings are limited to two representatives and one representative, respectively, on the Board. Those representatives are L. Wilson and D. Howland for Gordon Properties and E. Greenwell for Residential Properties. N. Greenwell, D. Sells and M. Howland as additional representatives of Residential Properties are disqualified.

4. The seven candidates with the most votes and who are qualified to sit on the Board of Directors are: L. Wilson, B. Sells, E. Greenwell, L. Hadley, D. Howland, F. Pepper and A. Zoghaib.

5. L. Wilson, B. Sells, E. Greenwell and L. Hadley, having received the most votes, will complete the two-year terms ending at the 2013 annual meeting in October 2013. D. Howland, F. Pepper and A. Zoghaib will complete the two-year terms ending at the 2012 annual meeting in October 2012.

6. The new Board shall meet no later than June 25, 2012.

7. Without approval of this court on such notice as this court may require at that time, the Board of Directors may not discontinue, dismiss, fail to defend, fail to prosecute, or fail to commence any appeal or action and may not settle any action or claim involving Gordon Properties or CSI or any member or owner thereof.

8. The Board of Directors may select or replace counsel for the Association, however, in any

matter in which Gordon Properties, LLC, Community Services, Residential Holdings, or any member or owner of those entities is a party or a prospective party, counsel may not have represented Gordon Properties, LLC, Community Services, Residential Holdings, or any member or owner of those entities within the prior 48 months and may not have represented them in any matter adverse to the Association during the period from July 1, 2006 to twelve months after all matters between them and the Association have been fully resolved.

9. CSI may not accept employment from the Association during the pendency of its bankruptcy case without the prior approval of this court with such notice as may be required by this court at that time.

10. The Board of Directors to be seated shall have the full authority to act for and on behalf of the Association and all acts taken by it shall be fully effective notwithstanding any reversal, in whole or in part, of the election results as set out above.

Alexandria, Virginia  
June 15, 2012

/s/ Robert G. Mayer  
Robert G. Mayer  
United States Bankruptcy Judge

copies to:

Donald F. King  
Jennifer L. Sarvadi

17795

**APPENDIX TO EXAMINER'S REPORT:  
DOC 26**

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA**  
Alexandria Division

In re:

GORDON PROPERTIES, LLC,  
  
Debtor.

Case No. 09-18086-RGM  
(Chapter 11)

GORDON PROPERTIES, LLC,  
  
Plaintiff,

vs.

Adv. Proc. No. 11-1020

FIRST OWNERS ASSOCIATION OF  
FORTY SIX HUNDRED,  
  
Defendant.

**AMENDED ORDER**

THIS CASE was before the court on July 23, 2012, for further argument and consideration of issues raised by the court *sua sponte*. For the reasons stated on the record, it is

ORDERED:

1. A unit owner that is a single entity and not a natural person may only have one representative seated on the Board of Directors at one time. There is no other restriction on the number of representatives seated on the Board of Directors at one time for a group of related unit owners where each unit is owned by only one natural person or entity. The prior order of this court entered on June 15, 2012 (Docket Entry 210) seated two representatives of Gordon Properties, LLC. The representatives were L. Wilson and D. Howland.

2. Paragraph four of the order of June 15, 2012 (Docket Entry 210) is amended to read:

The seven candidates with the most votes and who are qualified to sit on the Board of Directors are: L. Wilson, B. Sells, E. Greenwell, L. Hadley, F. Pepper, A. Zoghaib, and E. Moore.

3. Paragraph five of the order of June 15, 2012 (Docket Entry 210) is amended to read:

L. Wilson, B. Sells, E. Greenwell and L. Hadley, having received the most votes, will complete the two-year terms ending at the 2013 annual meeting in October 2013. F. Pepper, A. Zoghaib, and E. Moore will complete the two-year terms ending at the 2012 annual meeting in October 2012.

4. Paragraph eight of the order of June 15, 2012 (Docket Entry 210) is amended to read as follows:

The Board of Director may select or replace counsel for the Association, however, without approval of this court on such notice as this court may require at that time, in any matter in which Gordon Properties, LLC; Community Services; Residential Holdings; or any member or owner of those entities is a party or a prospective party, counsel may not have represented Gordon Properties, LLC; Community Services; Residential Holdings; or any member or owner of those entities within the prior 48 months and may not have represented them in any matter adverse to the Association during the period from July 1, 2006 to twelve months after all matter between them and the Association have been fully resolved.

5. The order of June 15, 2012 (Docket Entry 210) remains in full force and effect except as amended by this order.

6. Any action taken by the Board of Directors under the order of June 15, 2012, (Docket Entry 210) is effective and shall not be affected by this amended order. All such actions taken, if otherwise valid and effective, shall remain valid and effective.

DONE at Alexandria, Virginia, this 23<sup>rd</sup> day of July, 2012.

/s/ Robert G. Mayer  
Robert G. Mayer  
United States Bankruptcy Judge

Copy electronically to:

Donald F. King  
Jennifer L. Sarvadi

17873

**APPENDIX TO EXAMINER'S REPORT:  
DOC 27**

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA**  
Alexandria Division

In re:

GORDON PROPERTIES, LLC and  
CONDOMINIUM SERVICES, INC.,

Debtors..

Case No. 09-18086-RGM and  
10-10581-RGM  
Procedurally Consolidated  
(Chapter 11)

**ORDER OF MEDIATION**

The above captioned matters and all adversary proceedings contained in them including all ancillary litigation and arbitrations are referred to mediation with the Honorable Kevin R. Huennekens.

DONE at Alexandria, Virginia, this 13th day of September, 2012.

/s/ Robert G. Mayer  
Robert G. Mayer  
United States Bankruptcy Judge

Copy mailed to:

The Honorable Kevin R. Huennekens

Copy electronically to:

Donald F. King  
John T. Donelan

17981

**APPENDIX TO EXAMINER'S REPORT:  
DOC 28**

VIRGINIA:

IN THE CIRCUIT COURT OF THE CITY OF ALEXANDRIA

GORDON PROPERTIES, LLC,

Plaintiff

v.

BOARD OF DIRECTORS OF FIRST OWNERS'  
ASSOCIATION OF FORTY SIX HUNDRED  
CONDOMINIUM, INC., et. al.  
Defendants

\*  
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Case No. CL-11-004700

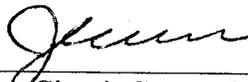
**ORDER OF NONSUIT**

THIS CAUSE came on to be heard on the request by the Plaintiff for entry of a voluntary Nonsuit Order pursuant to VA. CODE ANN. §8.01-380, and

IT APPEARING that Plaintiff has never previously nonsuited its claims asserted in this action, and that a nonsuit of Plaintiff's claims is proper; it is hereby

ORDERED that a voluntary Nonsuit hereby be, and hereby is, entered in this action pursuant to the provisions of VA. CODE ANN. §8.01-380.

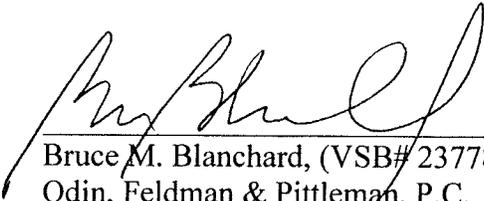
ENTERED this 31 day of October, 2012.

  
\_\_\_\_\_  
Judge, Circuit Court of the City of Alexandria

A Copy Teste:  
Edward Semonian, Clerk

By , Deputy Clerk  
31<sup>st</sup> October 2012

WE ASK FOR THIS:

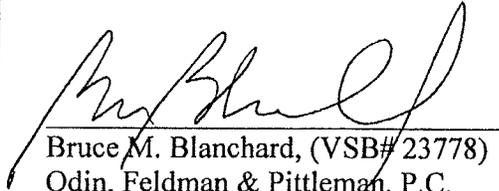


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*Counsel for Plaintiff*

SEEN AND \_\_\_\_\_:

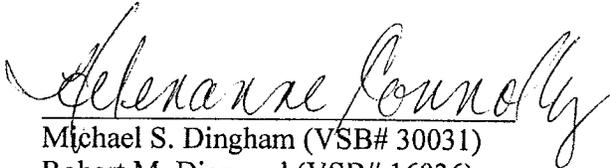
\_\_\_\_\_  
Michael S. Dingham (VSB# 30031)  
Robert M. Diamond (VSB# 16036)  
Helenanne Connolly (VSB# 70911)  
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*Counsel for First Owners' Association  
of Forty Six Hundred Condominium, Inc.*

WE ASK FOR THIS:



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SEEN AND \_\_\_\_\_:



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**APPENDIX TO EXAMINER'S REPORT:  
DOC 29**

FIRST OWNERS' ASSOCIATION  
BOARD OF DIRECTORS

POLICY RESOLUTION NO. 2009-03

"Eligibility for Election to the Board of Directors"

**RECITALS**

**WHEREAS**, Article V, Section 3 of the Bylaws of the First Owners Association of Forty Six Hundred Condominium ("the Association") states that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association, and

**WHEREAS**, Article V, Section 3 (d) of the Bylaws of the Association empowers the Board of Directors to adopt and enforce rules and regulations, and

**WHEREAS**, there are over 400 residential units, 40 commercial units and 2 street-front commercial units in the Association, and

**WHEREAS**, Article V, Section 1 of the Bylaws of the Association provides that there are only seven (7) members of the Board of Directors, each of whom must be a natural person and at least one of which, but not more than two of which, shall be owners of commercial condominium units, and

**WHEREAS**, it is in the best interests of the Association to have diverse representation on the Board of Directors and to assure that the election procedures are in place to facilitate those goals, and

**WHEREAS**, it is in the best interests of the Association to establish a clear policy regarding limitations on the number of persons who may run for and serve on the Board of Directors representing a single unit owner or a related or affiliated group of unit owners in order to maximize the diversity of the unit owners represented on the Board of Directors,

**NOW THEREFORE, BE IT RESOLVED** that the Board adopts the following policy resolution regarding candidacy for and membership on the Board of Directors of the Association effective April 1, 2009:

1. In accordance with Article IV, Section 7 of the Bylaws, unit owners who are more than thirty (30) days delinquent in any payment due to the Association are not eligible to vote or to serve on the Board of Directors. The books and records of the Association (or its managing agent) on the date of any election shall be presumed to be accurate records of owners who are disqualified from serving on the Board of Directors because of such delinquency.
2. A unit owner of a single unit may serve on the Board of Directors but may not be represented by any other person on the Board of Directors.
3. A unit owner who owns multiple units may hold no more than one seat on the Board of Directors. For example, a unit owner of several units could not be represented simultaneously by more than one member of the Board of Directors nor could more than

one owner, officer, director or other representative of an entity owning multiple units serve simultaneously on the Board of Directors.

4. Multiple unit owners of a single unit may hold no more than one seat on the Board of Directors. For example, a husband and wife could not both serve simultaneously on the Board of Directors, nor could more than one owner, officer, director or other representative of an entity owning a unit serve simultaneously on the Board of Directors.

5. A group of affiliated or related unit owners may hold no more than one seat on the Board of Directors. For example, if several companies owned or controlled by the same person or group of persons owned several units, then that entire group of companies or persons could be represented by only one director. An additional example would be a husband and wife each owning one unit or jointly owning more than one unit; in that case, only one of them could serve on the Board at a time.

6. Properly elected and installed unit owners may serve on the Board of Directors but may not have any other person serve on the Board of Directors on their behalf.

7. Any unit owner in good standing may be nominated for the Board of Directors but no person may be elected to serve on the Board of Directors if such service would be prohibited by the Bylaws or this resolution. If two or more candidates would otherwise be qualified to serve except that such service would violate the Bylaws or Paragraphs 2 through 7 of this resolution, then the person receiving the highest number of votes shall be elected to serve or, if more than one such person received the same number of votes, the candidate winning a coin toss conducted by the President of the Association shall be elected.

8. For the purposes of this resolution: "person" means a natural person, corporation, partnership, association, trust, or other entity capable of holding title to real property, or any combination thereof.

9. For the purposes of this resolution: (1) natural persons are "related" if they are related by marriage or linear or collateral descent within two generations and (2) persons which are legal entities are "affiliated" if one of such persons controls, is controlled by, or is under common control with another such person. A person controls another person if the person (i) is a general partner, officer, director or employer of the other person, (ii) directly or indirectly or acting in concert with one or more persons or through one or more subsidiaries, owns, controls, holds with power to vote, or holds proxies representing more than twenty percent of the voting interests in such other person, (iii) controls in any manner the election of a majority of the directors of such other person, or (iv) has contributed more than twenty percent of the capital of such other person. A person is controlled by another person if such other person (i) is a general partner, officer, director or employer of the person, (ii) directly or indirectly or acting in concert with one or more other persons or through one or more subsidiaries, owns, controls, holds with power to vote or holds proxies representing more than twenty percent of the voting interest in the person, (iii) controls in any manner the election of a majority of the directors of the person, or (iv) has contributed more than twenty percent of the capital of the person.

**RESOLUTION ACTION SHEET**

Resolution No.: 2009-03

	YES	NO	ABSTAIN	ABSENT
<u>Deswanda F. Cuadros</u> President Dee Cuadros	✓			
<u>CDB</u> Vice President Corey D. Brooks	✓			
<u>Elizabeth Moore</u> Secretary Elizabeth Moore	✓			
<u>Jerry Terry</u> Treasurer Jerry Terry	✓			
<u>F.J. Pepper</u> Director F.J. Pepper, MD				
<u>Jane Brungart</u> Director Jane Brungart		✓		
<u>Armando Figueroa</u> Director Armando Figueroa		NO		

Adopted by the Board of Directors on this 26<sup>th</sup> day of March, 2009.

Attest: Elizabeth Moore  
Secretary

Date: March 26, 2009

**APPENDIX TO EXAMINER'S REPORT:  
DOC 30**

## SETTLEMENT AGREEMENT

This Settlement Agreement (“**Settlement Agreement**”) is entered into effective December 11, 2012, by and between First Owners’ Association of Forty Six Hundred Condominium, Inc., together with its unit owners, officers, directors<sup>1</sup>, Special Litigation Committee members, employees and agents (hereinafter, “**FOA**”), on the one side, and Gordon Properties, LLC (hereinafter “**Gordon Properties**”), Gordon Residential Holdings, LLC (hereinafter “**Gordon Residential**”), and Condominium Services, Inc. (hereinafter “**CSI**”) (Gordon Properties, Gordon Residential, and CSI, together with their members, shareholders, officers, directors, employees, and agents are sometimes referred to hereinafter collectively as the “**Gordon Properties Parties**”), on the other side (FOA and the Gordon Properties Parties are sometimes referred to hereinafter collectively as the “**Parties**”).

### Recitals

R-1. Gordon Properties and CSI presently are debtors in jointly administered chapter 11 cases (the “**Bankruptcy Cases**”) in the United States Bankruptcy Court for the Eastern District of Virginia, Alexandria Division (the “**Bankruptcy Court**”), Case No. 09-18086-RGM.

R-2. FOA is the unit owners’ association for The 4600 Condominium (the “**Condominium**”).

R-3. FOA and one or more of the Gordon Properties Parties have been engaged in ongoing litigation in both state and federal court, both before and after the filing of the Bankruptcy Cases, and several matters in those courts presently are pending.

R-4. Pursuant to an Order of the Bankruptcy Court, the Parties have been engaged in mediation (the “**Mediation**”) to resolve the litigation and other disputes, and pursuant to that Order, the Honorable Kevin Huennkens, Bankruptcy Judge, was appointed and has been serving as the mediator (the “**Mediator**”).

R-5. Following two Mediation sessions with the Mediator, and in consideration of the uncertainty and expense of continued litigation, the Parties agreed upon a settlement, the terms of which are memorialized in this Settlement Agreement.

### Agreement

In consideration of the premises and the undertakings of the Parties as stated herein, the Parties, intending to be bound, agree as follows:

1. The foregoing Recitals are considered a part of this Agreement.

---

<sup>1</sup> Gordon Properties is not by this Settlement Agreement releasing Dewanda Cuadros, Corey Brooks, Elizabeth Moore, F.J. Pepper, Jerry Terry, Lucia Hadley and Kevin Broncato from any claim that Gordon Properties may have against them for conduct engaged in by them during the time they served as officers or directors of FOA.

2. The Parties intend by this Settlement Agreement to resolve and settle all litigation and disputes between them, including, without limitation, FOA's appeals pending in the District Court 1:12-cv-00394, 1:12-cv-00953, 1:12-cv-01052, 1:12-cv-01155, Gordon Properties' appeal pending in the District Court 1:12-cv-01051, FOA's motion for substantive consolidation in the Bankruptcy Case, the state court case CL11-004411 and the related arbitration, AAA1601830074411, against Gordon Properties and Gordon Residential.

3. This Settlement Agreement is subject to and conditioned upon approval by the Bankruptcy Court. The parties shall file a joint motion pursuant to FRBP 9019 (the "**9019 Motion**") for approval of this Settlement Agreement.

4. Upon entry of an order by the Bankruptcy Court approving this Settlement Agreement, Gordon Properties will immediately terminate all collection action on the judgment awarded by the Bankruptcy Court against FOA, and the Bankruptcy Court is authorized to direct that the appeal bond posted by FOA be released and paid to FOA.

5. Upon entry of an order of the Bankruptcy Court approving this Settlement Agreement, the Parties shall withdraw all pending appeals and dismiss all pending litigation, with prejudice. In addition, in the 9019 Motion, the Parties shall request that the Bankruptcy Court vacate its order of July 23, 2012 [Docket No. 239]. The agreements herein of the Gordon Properties Parties are conditioned upon this order being vacated. Vacating the Order shall not, however, affect the term of any current member of the board of directors of FOA, who may continue to serve the balance of their terms in accordance with applicable law. Nothing in this settlement, however, shall prejudice any member of FOA from contesting in an appropriate forum in the future the qualification of any particular individual to sit on the Board.

6. Upon entry of an order by the Bankruptcy Court approving this Settlement Agreement, CSI shall pay FOA \$225,000.00, in full and final satisfaction of the judgment that FOA has against CSI.

7. Upon entry of an order by the Bankruptcy Court approving this Settlement Agreement, FOA shall pay Gordon Properties \$225,000.00, in full and final satisfaction of the claim Gordon Properties has against FOA relating to over-assessment of its commercial street-front unit (the "**Street-Front Unit**") during the period 2009 through 2012.

8. The Parties agree that the payments required by sections 6 and 7, above, shall be made by mutual setoff.

9. In full and final satisfaction of Gordon Properties' monetary claims against FOA for damages for violation of the automatic stay and for attorney's fees related to the claim objection, FOA shall pay Gordon Properties \$377,000.00, in ten (10) equal semi-annual installments, without interest, in the amount of \$37,700.00, commencing on January 1, 2014, and continuing on each July 1<sup>st</sup> and January 1<sup>st</sup> thereafter until paid in full.

10. Commencing with calendar year 2013, FOA shall prepare its budget and calculate assessment obligations in accordance with the methodology set forth in the Virginia

Condominium Act (Va. Code §55-79.83), the Condominium Instruments, the letter opinions of Judge Kemler dated February 23 and April 3, 2009, in CL08-001432, and the order of Judge Mayer sustaining Gordon Properties' objection to FOA's claim in the Bankruptcy Case [Docket No. 424], including, without limitation, complying with Judge Kemler's order that FOA establish an accounting system that will allocate expenses to the proper budget categories. In this regard, the Parties agree that FOA's 2013 budget, a copy of which is attached hereto as Exhibit A, identifies the proper budget categories and has been prepared in compliance with the foregoing methodology. Furthermore, FOA's 2013 budget shall be adopted by FOA as the template for future budgets and assessment calculations.

11. The annual assessment against the Street-Front Unit shall not exceed \$30,000.00 (the "**Assessment Cap**"). This Assessment Cap shall apply to all future assessments against the Street-Front Unit, notwithstanding any sale or transfer by Gordon Properties of its interest in the Street-Front Unit. Notwithstanding the foregoing, the Assessment Cap may be exceeded in any assessment year with the prior written consent of Gordon Properties (or the then-owner of the Street-Front Unit), which consent shall not be unreasonably withheld.

12. FOA shall not impose upon Gordon Properties, Gordon Residential or Bryan Sells, individually any user fee, assessment (other than assessments described in section 10), or any other charge in an amount exceeding \$200.00 per year without the prior written consent of Gordon Properties, which consent shall not be unreasonably withheld.

13. If either or both Gordon Properties or CSI elects to dismiss their chapter 11 cases, FOA shall not oppose any such dismissal. If either or both Gordon Properties or CSI elects to seek confirmation of a chapter 11 plan, FOA will not object to, and will vote to accept, the plan, provided that the plan does not adversely modify the terms of this Settlement Agreement. This Settlement Agreement, and the obligations of the Parties hereunder, shall survive dismissal of or confirmation of a plan in the Gordon Properties and/or CSI chapter 11 cases.

14. If either of the Parties is required to commence any action to enforce the provisions of this Settlement Agreement, the prevailing party in any such litigation shall be entitled to recover from the other party all costs incurred by the prevailing party, including reasonable attorney's fees.

15. Undersigned counsel represent and warrant that they have been authorized by their respective clients to execute this Settlement Agreement and that, upon such execution, this Settlement Agreement shall be binding upon their clients, subject only to Bankruptcy Court approval.

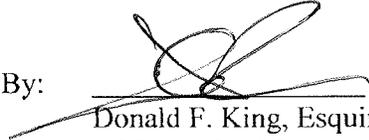
WITNESS the following signatures effective as of December 11, 2012:

[Signatures on next page]

**THE GORDON PROPERTIES PARTIES**

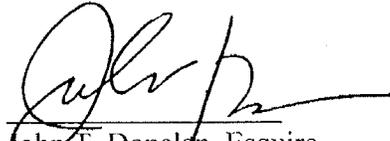
**FOA**

By:



Donald F. King, Esquire  
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Odin Feldman & Pittleman PC  
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By:

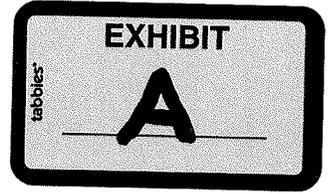


John T. Donelan, Esquire  
VSB No. 18049  
Counsel for FOA  
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**First Owners' Association  
of  
Forty Six Hundred Condominium, Inc.**

**FY 2013 Budget  
(January 1, 2013 - December 31, 2013)**

**APPROVED**  
Approved November 27, 2012



FOA 2013 Approved Operating Budget  
 2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year-End Estimate	Approved Budget	Approved Budget	Change Percent	Change Dollars				
<b>INCOME</b>													
<b>ASSESSMENT INCOME</b>													
	Assessments Parking Garage LCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667	\$ -	\$ 16,667	0%
	Assessments Storage Area LCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
30140	Assessments Residential LCE	\$ -	\$ -	\$ 173,038	\$ 207,646	\$ -	\$ 179,099	\$ -	\$ 358,873	\$ 358,873	\$ -	\$ 179,774	100%
30142	Assessments Commercial LCE	\$ -	\$ -	\$ 8,020	\$ 9,624	\$ -	\$ 38,207	\$ -	\$ 21,382	\$ 21,382	\$ -	\$ (16,025)	-44%
30141	Assessments R/C LCE	\$ 2,942,596	\$ 2,961,923	\$ 1,549,910	\$ 1,859,892	\$ -	\$ 1,659,458	\$ -	\$ 2,951,121	\$ 2,951,121	\$ -	\$ 1,091,663	59%
	Assessments R/C LCE (single user)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
	Assessments General Common Elements	\$ -	\$ -	\$ 726,780	\$ 872,136	\$ -	\$ 871,900	\$ -	\$ -	\$ -	\$ -	\$ (871,900)	-100%
30143	Assessments Subsection D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,607	\$ 159,607	\$ -	\$ 159,607	0%
	<b>Total Assessment Income</b>	\$ 2,942,596	\$ 2,961,923	\$ 2,457,748	\$ 2,949,298	\$ 2,948,664	\$ 2,948,664	\$ 3,507,651	\$ 3,507,651	\$ 559,987	\$ 559,987	\$ 19%	
<b>OTHER INCOME</b>													
30171	Late Fees	\$ 25,669	\$ 23,350	\$ 21,900	\$ 26,280	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	0%
30240	Rental Income - Assoc. Owned Condos	\$ 32,400	\$ 32,032	\$ 17,176	\$ 20,611	\$ 39,600	\$ 39,600	\$ 39,600	\$ 39,600	\$ 19,800	\$ (19,800)	\$ (19,800)	-50%
30287	Reserve Interest Income from General	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ (5,500)	\$ (5,500)	-100%
30290	Bad Debt Recovery	\$ -	\$ -	\$ 5,060	\$ 6,072	\$ 5,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000	\$ 5,000	\$ 5,000	100%
30221	Newsletter Advertising	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ (500)	\$ (500)	-100%
30237	Website Advertising	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ (500)	\$ (500)	-100%
30225	Parking Fee Income	\$ 37,656	\$ 29,718	\$ 9,420	\$ 11,304	\$ 8,000	\$ 8,000	\$ 8,000	\$ 5,500	\$ 5,500	\$ (2,500)	\$ (2,000)	-27%
30244	Party Room Rental	\$ -	\$ -	\$ 6,205	\$ 7,446	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ (7,500)	\$ (7,500)	-100%
30257	Storage Areas	\$ -	\$ -	\$ 17,792	\$ 17,792	\$ 21,852	\$ 21,852	\$ 21,852	\$ -	\$ -	\$ (21,852)	\$ (21,852)	-100%
30361	ISF Storage Closets Rental	\$ -	\$ -	\$ 6,718	\$ 8,100	\$ 8,100	\$ 8,100	\$ 8,100	\$ 8,100	\$ 8,100	\$ -	\$ -	0%
30264	Move-in Fees	\$ -	\$ -	\$ -	\$ -	\$ 11,490	\$ 11,490	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ -	0%
30318	Absentee Owner Fees	\$ 12,025	\$ 11,250	\$ 9,575	\$ 11,490	\$ 17,900	\$ 17,900	\$ 17,900	\$ -	\$ -	\$ (17,900)	\$ (17,900)	-100%
30320	In-Unit Repairs Income	\$ 20,375	\$ 20,625	\$ 23,000	\$ 23,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ -	0%
30360	Antenna Rent Income	\$ 48,761	\$ 33,635	\$ 31,271	\$ 37,525	\$ 92,500	\$ 92,500	\$ 92,500	\$ 112,000	\$ 112,000	\$ 19,500	\$ 19,500	21%
30260	Miscellaneous Income	\$ 89,989	\$ 104,080	\$ 88,146	\$ 88,146	\$ 1,500	\$ 1,500	\$ 1,500	\$ 2,000	\$ 2,000	\$ (500)	\$ (500)	-33%
30362	Key/FOB Income	\$ 22,556	\$ 29,669	\$ 4,149	\$ 4,979	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,000	\$ 2,000	\$ (500)	\$ (500)	-20%
30210	Laudy Income	\$ -	\$ -	\$ 1,520	\$ 1,824	\$ 42,768	\$ 42,768	\$ 42,768	\$ 43,000	\$ 43,000	\$ 232	\$ 232	1%
30211	Washer/Dry - In Unit Fees	\$ 42,800	\$ 42,385	\$ 35,640	\$ 42,768	\$ 3,420	\$ 3,420	\$ 3,420	\$ 3,300	\$ 3,300	\$ (120)	\$ (120)	-12%
30261	Pet Registration Fees	\$ -	\$ -	\$ 965	\$ 965	\$ 750	\$ 750	\$ 750	\$ 1,000	\$ 1,000	\$ 250	\$ 250	33%
	<b>Total Other Income</b>	\$ 332,231	\$ 343,241	\$ 281,387	\$ 310,340	\$ 324,952	\$ 324,952	\$ 272,700	\$ 272,700	\$ (52,252)	\$ (52,252)	\$ (16%)	
<b>INTEREST INCOME</b>													
	Interest - Operating	\$ 1,500	\$ 5,607	\$ 27,601	\$ 27,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interest - Reserve	\$ -	\$ -	\$ 2,025	\$ 2,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total Interest Income</b>	\$ 1,500	\$ 5,607	\$ 29,626	\$ 29,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL INCOME</b>	\$ 3,276,327	\$ 3,310,771	\$ 2,768,761	\$ 3,289,264	\$ 3,273,616	\$ 3,273,616	\$ 3,780,351	\$ 3,780,351	\$ 506,735	\$ 506,735	\$ 15%	

FOA 2013 Approved Operating Budget  
2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2013		2012 to 2013 Change				
		Audited Actual	Audited Actual	Jan-Oct Actual	Year-End Estimate	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars						
<b>EXPENSES</b>																
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>																
50400	Bad Debts Expense	\$	94,186	\$	139,100	\$	-	\$	-	\$	12,500	\$	25,000	100%	\$	12,500
51020	Postage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,000	-	\$	3,000
51041	Postage Meter Lease	\$	-	\$	-	\$	3,492	\$	3,492	\$	3,000	\$	-	-100%	\$	(3,000)
51024	Copier Expenses	\$	27,265	\$	38,579	\$	10,371	\$	12,445	\$	15,000	\$	15,000	0%	\$	-
51031	Copying and Printing	\$	-	\$	-	\$	2,234	\$	2,681	\$	5,500	\$	2,500	-55%	\$	(3,000)
51035	Computer Services	\$	-	\$	-	\$	10,295	\$	10,295	\$	4,500	\$	5,000	11%	\$	500
51081	Professional Membership Dues and Subscriptions	\$	-	\$	-	\$	515	\$	618	\$	1,000	\$	800	-20%	\$	(200)
51062	Consulting Fees	\$	-	\$	-	\$	-	\$	-	\$	5,000	\$	-	-100%	\$	(5,000)
51075	Unit Mortgage	\$	-	\$	-	\$	-	\$	-	\$	13,500	\$	15,000	11%	\$	1,500
51090	Legal Fees - General	\$	441,784	\$	582,609	\$	579,348	\$	695,218	\$	400,000	\$	300,000	-25%	\$	(100,000)
51091	Legal Fees - Collections	\$	-	\$	-	\$	176,009	\$	211,211	\$	40,000	\$	80,000	100%	\$	40,000
51091	Legal Fee Expenses UNPAID from 2012	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	\$	-
51110	Auditing and Accounting	\$	-	\$	-	\$	14,880	\$	14,880	\$	15,000	\$	10,000	-33%	\$	(5,000)
51120	Financial Management Contract	\$	49,488	\$	51,022	\$	44,559	\$	53,471	\$	53,000	\$	55,000	4%	\$	2,000
51125	Financial Management Schedule B Charges	\$	-	\$	-	\$	7,273	\$	8,728	\$	10,000	\$	10,000	0%	\$	-
51310	Newsletters	\$	-	\$	-	\$	-	\$	-	\$	3,000	\$	-	-100%	\$	(3,000)
51065	Website	\$	-	\$	-	\$	-	\$	-	\$	200	\$	1,000	400%	\$	800
51321	Annual Meeting	\$	-	\$	-	\$	26,439	\$	26,439	\$	10,000	\$	12,000	20%	\$	2,000
51330	Recording Secretary	\$	-	\$	-	\$	2,400	\$	2,880	\$	3,000	\$	3,000	0%	\$	-
61340	Association Owned Unit Repairs #323	\$	-	\$	-	\$	-	\$	-	\$	500	\$	500	0%	\$	-
61340	Association Owned Unit Repairs #400	\$	-	\$	-	\$	-	\$	-	\$	-	\$	500	0%	\$	500
61340	Association Owned Unit Repairs #622	\$	-	\$	-	\$	-	\$	-	\$	-	\$	500	0%	\$	500
61340	Association Owned Unit Repairs #623	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,700	0%	\$	2,700
61342	Association Owned Unit Condo Fee #323	\$	-	\$	-	\$	-	\$	-	\$	-	\$	8,400	-70%	\$	(19,600)
61342	Association Owned Unit Condo Fee #400	\$	27,314	\$	23,211	\$	21,168	\$	28,000	\$	28,000	\$	10,800	0%	\$	10,800
61342	Association Owned Unit Condo Fee #622	\$	-	\$	-	\$	-	\$	-	\$	-	\$	11,600	0%	\$	11,600
61342	Association Owned Unit Condo Fee #623	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,000	0%	\$	5,000
51480	Office Equipment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	500	-100%	\$	(500)
61232	Towing	\$	-	\$	-	\$	424	\$	424	\$	500	\$	-	0%	\$	-
51000	Telephone	\$	-	\$	-	\$	20,079	\$	24,095	\$	20,000	\$	20,000	0%	\$	-
51025	FEDEX/UPS	\$	-	\$	-	\$	758	\$	910	\$	1,700	\$	1,700	0%	\$	-
51030	Office Expense	\$	-	\$	-	\$	2,310	\$	2,772	\$	7,500	\$	-	-100%	\$	(7,500)
	Depreciation Expenses	\$	13,565	\$	14,053	\$	-	\$	-	\$	-	\$	-	-	\$	-
51277	Social Expenses	\$	-	\$	-	\$	1,070	\$	1,070	\$	2,500	\$	2,500	0%	\$	-
51500	Miscellaneous	\$	-	\$	-	\$	381	\$	457	\$	2,500	\$	2,500	0%	\$	-
	<b>Total Administrative Expenses</b>	\$	<b>653,622</b>	\$	<b>848,574</b>	\$	<b>924,005</b>	\$	<b>1,100,084</b>	\$	<b>657,400</b>	\$	<b>604,000</b>	<b>-8%</b>	\$	<b>(53,400)</b>
<b>UTILITIES</b>																
71010	Water and Sewer	\$	348,667	\$	302,840	\$	157,955	\$	189,546	\$	340,000	\$	260,000	-24%	\$	(80,000)
71026	Fuel/Oil	\$	-	\$	-	\$	3,243	\$	3,892	\$	15,000	\$	-	-100%	\$	(15,000)
71030	Electricity	\$	275,678	\$	313,140	\$	243,074	\$	291,689	\$	300,000	\$	300,000	0%	\$	-
71043	Gas and Other Mileage	\$	-	\$	-	\$	350	\$	420	\$	1,000	\$	500	-50%	\$	(500)
71044	Gas Consumption	\$	182,362	\$	163,409	\$	108,233	\$	129,860	\$	200,000	\$	210,000	5%	\$	10,000
	<b>Total Utility Expenses</b>	\$	<b>806,707</b>	\$	<b>779,389</b>	\$	<b>512,855</b>	\$	<b>615,426</b>	\$	<b>856,000</b>	\$	<b>770,500</b>	<b>-10%</b>	\$	<b>(85,500)</b>

FOA 2013 Approved Operating Budget  
2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year End Estimate	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars			
<b>CONTRACTS</b>													
61051	Carpet Cleaning Contract					6,109 \$	6,109 \$	6,000 \$	6,000 \$	6,000 \$	6,000 \$	0%	\$
61180	Grounds Contract		20,900 \$	11,368 \$	13,842 \$	14,000 \$	14,000 \$	14,000 \$	14,000 \$	14,000 \$	14,000 \$	0%	\$
61240	Extermination	9,390 \$	16,903 \$	12,476 \$	14,971 \$	20,000 \$	20,000 \$	20,000 \$	20,000 \$	20,000 \$	20,000 \$	-70%	(14,000)
61250	Trash Removal Contract	60,940 \$	64,531 \$	53,553 \$	64,024 \$	61,000 \$	61,000 \$	63,000 \$	63,000 \$	63,000 \$	63,000 \$	3%	2,000
61446	Janitorial Service Contract	124,860 \$	127,557 \$	103,266 \$	123,919 \$	135,000 \$	135,000 \$	135,000 \$	135,000 \$	135,000 \$	135,000 \$	13%	15,000
61095	Front Desk Contract			77,132 \$	110,000 \$	80,000 \$	80,000 \$	80,000 \$	80,000 \$	80,000 \$	80,000 \$	-38%	(30,000)
61220	Security Contract	158,886 \$	154,509 \$	60,243 \$	72,292 \$	59,360 \$	59,360 \$	65,000 \$	65,000 \$	65,000 \$	65,000 \$	10%	5,640
61607	Air-Conditioning Contract			6,185 \$	7,422 \$	7,000 \$	7,000 \$	7,500 \$	7,500 \$	7,500 \$	7,500 \$	7%	500
61760	Water Treatment			2,700 \$	3,240 \$	3,240 \$	3,240 \$	3,750 \$	3,750 \$	3,750 \$	3,750 \$	0%	\$
61623	Elevator Contract		5,704 \$	20,547 \$	25,000 \$	25,000 \$	25,000 \$	25,000 \$	25,000 \$	25,000 \$	25,000 \$	0%	\$
	<b>Total Contracts Expenses</b>	378,139 \$	390,104 \$	353,379 \$	440,818 \$	396,110 \$	396,110 \$	375,250 \$	375,250 \$	375,250 \$	375,250 \$	-5%	(20,860)
<b>REPAIRS AND MAINTENANCE EXPENSES</b>													
61010	Auto and Truck			4,887 \$	5,864 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	200%	2,000
61060	Janitorial Supplies			3,036 \$	3,643 \$	6,500 \$	6,500 \$	6,500 \$	6,500 \$	6,500 \$	6,500 \$	-100%	(6,500)
61101	Electrical Repairs - Labor			531 \$	637 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	0%	\$
61102	Electrical Repairs - Materials			1,444 \$	1,733 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	0%	\$
61082	Window and Door Repairs			3,389 \$	4,067 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	-30%	(1,500)
61085	Painting Supplies		7,485 \$	3,536 \$	4,243 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	0%	\$
61090	Preventive Maintenance Supplies			5,891 \$	7,069 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	0%	\$
61570	Landscape Replacements/Improvements			1,852 \$	2,222 \$	5,000 \$	5,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	-80%	(4,000)
61581	Snow Removal Supplies				3,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	0%	\$
61246	Fire/ Safety Equipment			8,808 \$	10,570 \$	15,000 \$	15,000 \$	15,000 \$	15,000 \$	15,000 \$	15,000 \$	0%	\$
61103	Plumbing Repairs - Materials			8,248 \$	9,898 \$	10,000 \$	10,000 \$	10,000 \$	10,000 \$	10,000 \$	10,000 \$	0%	\$
61104	Plumbing Repairs - Labor			26,314 \$	31,577 \$	8,000 \$	8,000 \$	10,000 \$	10,000 \$	10,000 \$	10,000 \$	25%	2,000
61268	Exercise Equipment Maintenance and Repairs					1,000 \$	1,000 \$					-100%	(1,000)
61358	FOB System Maintenance					1,500 \$	1,500 \$	1,500 \$	1,500 \$	1,500 \$	1,500 \$	0%	\$
61239	Camera System Maintenance			3,444 \$	4,133 \$	4,000 \$	4,000 \$	500 \$	500 \$	500 \$	500 \$	-88%	(3,500)
61110	In-Unit Maintenance Supplies	8,411 \$	19,094 \$	11,683 \$	14,020 \$	7,500 \$	7,500 \$	10,000 \$	10,000 \$	10,000 \$	10,000 \$	33%	2,500
61360	Uniform Purchase			879 \$	879 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	2,000 \$	0%	\$
61455	General Supplies												
61460	Roof Repairs			4,102 \$	4,922 \$	3,000 \$	3,000 \$	3,000 \$	3,000 \$	3,000 \$	3,000 \$	0%	\$
61500	Miscellaneous Maintenance		151,074 \$	35,680 \$	42,816 \$	15,000 \$	15,000 \$	15,000 \$	15,000 \$	15,000 \$	15,000 \$	0%	\$
61505	Directional and Signs			128 \$	1,500 \$	500 \$	500 \$	500 \$	500 \$	500 \$	500 \$	0%	\$
61578	Entrance System Maintenance					500 \$	500 \$	500 \$	500 \$	500 \$	500 \$	0%	\$
61600	Antenna Maintenance					500 \$	500 \$	500 \$	500 \$	500 \$	500 \$	-100%	(500)
61609	Air-Conditioning Repairs	17,569 \$	9,132 \$	3,914 \$	4,697 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	0%	\$
61610	HVAC Preventive Maintenance					5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	50%	2,500
61615	HVAC Phone												
61620	Elevator Maintenance			717 \$	860 \$	2,500 \$	2,500 \$	1,500 \$	1,500 \$	1,500 \$	1,500 \$	-40%	(1,000)
61650	Boiler Repairs	11,475 \$	597 \$	13,595 \$	13,595 \$	7,500 \$	7,500 \$	7,500 \$	7,500 \$	7,500 \$	7,500 \$	0%	\$
81020	Note Payable Interest	92,844 \$	90,698 \$	65,346 \$	78,418 \$	67,051 \$	67,051 \$	80,336 \$	80,336 \$	80,336 \$	80,336 \$	20%	13,285
61711	Garage Repairs					1,500 \$	1,500 \$	10,000 \$	10,000 \$	10,000 \$	10,000 \$	567%	8,500
61715	Garage Door Repair and maintenance			2,887 \$	3,464 \$	1,000 \$	1,000 \$	5,000 \$	5,000 \$	5,000 \$	5,000 \$	400%	4,000
	<b>Total Maintenance Expenses</b>	229,784 \$	278,080 \$	208,047 \$	253,827 \$	194,551 \$	194,551 \$	211,336 \$	211,336 \$	211,336 \$	211,336 \$	9%	16,785
<b>POOL EXPENSES</b>													
61145	Pool Repair and Maintenance			5,921 \$	5,921 \$	6,500 \$	6,500 \$	6,500 \$	6,500 \$	6,500 \$	6,500 \$	0%	\$
61150	Pool Management Contract	22,521 \$	20,086 \$	17,805 \$	17,805 \$	20,000 \$	20,000 \$	22,000 \$	22,000 \$	22,000 \$	22,000 \$	10%	2,000
	<b>Total Pool</b>	22,521 \$	20,086 \$	23,726 \$	23,726 \$	26,500 \$	26,500 \$	28,500 \$	28,500 \$	28,500 \$	28,500 \$	10%	2,000

FOA 2013 Approved Operating Budget  
 2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2012		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year End Estimate	Approved Budget	Approved Budget	Approved Budget	Approved Budget	Change Percent	Change Dollars				
<b>INCOME</b>															
<b>PAYROLL AND RELATED EXPENSES</b>															
51044	Administrative Payroll	\$ 69,238	\$ 91,345	\$ 99,663	\$ 119,596	\$ 116,000	\$ 130,000	\$ 14,000	12%	\$ 14,000					
51050	Training and Education - Admin. Staff	-	-	754	754	2,500	2,500	0	0%	\$ -					
61890	Training and Education - Non-Admin. Staff	-	-	-	-	2,000	1,000	(1,000)	-50%	\$ (1,000)					
51076	Payroll Administration - Admin. Staff	-	-	-	-	800	2,500	1,700	213%	\$ 1,700					
61314	Payroll Administration-Non-Admin Staff	-	-	-	-	1,600	-	(1,600)	-100%	\$ (1,600)					
51124	Payroll Taxes - Admin. Staff	-	-	26,771	32,125	30,000	15,000	(15,000)	-50%	\$ (15,000)					
	Payroll Taxes - Non-Admin Staff	-	-	-	-	45,000	45,000	0	0%	\$ -					
	Payroll Taxes - Front Desk	-	-	-	-	10,800	10,800	0	0%	\$ -					
71070	Group Insurance Maint	-	-	-	-	53,000	31,800	(21,200)	-40%	\$ (21,200)					
	Group Insurance Admin	-	-	31,513	37,816	21,200	21,200	0	0%	\$ -					
61420	Maintenance Payroll	\$ 551,996	\$ 528,606	\$ 162,442	\$ 194,930	\$ 180,000	\$ 155,000	\$ (25,000)	-14%	\$ (25,000)					
61426	Staff - FOA Front Desk	-	-	33,906	33,906	40,000	50,000	10,000	25%	\$ 10,000					
71111	Other Employee Compensation	-	-	17,200	20,840	39,600	30,000	(9,600)	-24%	\$ (9,600)					
	Total Payroll and Related Expenses	\$ 621,234	\$ 619,951	\$ 372,249	\$ 439,767	\$ 621,300	\$ 494,800	\$ (126,500)	-20%	\$ (126,500)					
<b>TAXES AND LICENSE EXPENSES</b>															
71140	Income Taxes	\$ (2,933)	\$ 2,209	\$ 3,419	\$ 3,419	\$ 10,000	\$ -	\$ (10,000)	-100%	\$ (10,000)					
71150	Real Estate Taxes	-	-	-	-	40,000	5,210	(34,790)	-87%	\$ (34,790)					
71145	Miscellaneous Taxes and Licenses	-	-	4,773	4,773	6,500	5,200	(1,300)	-20%	\$ (1,300)					
	Total Taxes and License Expenses	\$ (2,933)	\$ 2,209	\$ 8,192	\$ 8,192	\$ 56,500	\$ 10,410	\$ (46,090)	-82%	\$ (46,090)					
<b>INSURANCE EXPENSES</b>															
71050	Insurance Master policy	\$ 89,460	\$ 103,252	\$ 103,114	\$ 123,737	\$ 117,000	\$ 75,839	\$ (41,161)	-35%	\$ (41,161)					
	Insurance Fidelity Bond	-	-	-	-	-	2,986	2,986	100%	\$ 2,986					
	Insurance Umbrella	-	-	-	-	-	6,255	6,255	100%	\$ 6,255					
	Insurance D&O Liability	-	-	-	-	-	14,193	14,193	100%	\$ 14,193					
61370	Damage Claims	-	-	-	-	15,000	10,000	(5,000)	-33%	\$ (5,000)					
71090	Workers Compensation Insurance - Admin Staff	6,477	-	-	-	-	2,113	2,113	100%	\$ 2,113					
71093	Workers Compensation Insurance - Non-Admin. Staff	-	-	-	-	-	8,452	8,452	100%	\$ 8,452					
	Total Insurance Expenses	\$ 95,937	\$ 103,252	\$ 103,114	\$ 123,737	\$ 132,000	\$ 119,838	\$ (12,162)	-9%	\$ (12,162)					
<b>CONTINGENCY FUNDS</b>															
	Operating Contingency	-	-	-	-	327,362	378,035	50,673	15%	\$ 50,673					
	Judgement Contingency	-	-	-	-	-	100,000	100,000	100%	\$ 100,000					
	Total Contingency Funds	-	-	-	-	327,362	478,035	150,673	46%	\$ 150,673					
	<b>TOTAL OPERATING EXPENSES</b>	\$ 2,805,011	\$ 3,041,645	\$ 2,505,567	\$ 3,005,377	\$ 3,141,223	\$ 3,092,669	\$ (48,554)	-2%	\$ (48,554)					

FOA 2013 Approved Operating Budget

2013 Approved Budget with Historical Data

Account Number	Account Name	2010		2011		2012		2013		2012 to 2013 Change	
		Audited Actual	Audited Actual	Jan-Oct Actual	Year End Estimate	Approved Budget	Approved Budget	Change Percent	Change Dollars		
<b>RESERVE EXPENSES</b>											
	Contribution to Parking Garage LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Storage Area LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Residential LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,273	\$ 84,273	\$ -	\$ 84,273
	Contribution to Commercial LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,544	\$ 7,544	\$ -	\$ 7,544
	Contribution to R/C LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,903	\$ 258,903	\$ -	\$ 258,903
	Contribution to R/C LCE (single user) Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Common Elements Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Operating Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Interest Contribution to Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90200	Elevator Loan Payback	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,255	\$ 197,255	\$ -	\$ -
	Annual Façade Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -
	Swimming Pool Furniture Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
	Parking Lot Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
	Swimming Pool Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,007	\$ 5,007	\$ -	\$ 5,007
	Swimming Pool Fence Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ 20,000
	Airhandler Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000	\$ 56,000	\$ -	\$ -
	Asphalt and Parking Lot Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
	Association Owned Unit HVAC Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ 2,700	\$ -	\$ 2,700
	Replacement reserve Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ -	\$ -100%	\$ (70,000)
	Other Reserve Expense	\$ 858,141	\$ 451,960	\$ 336,718	\$ 336,718	\$ 336,718	\$ 336,718	\$ -	\$ -	\$ -100%	\$ (27,000)
	Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
	<b>Total Reserve Expenses</b>	\$ 858,141	\$ 451,960	\$ 336,718	\$ 336,718	\$ 375,255	\$ 684,682	\$ 684,682	\$ 684,682	\$ 82%	\$ 309,427
	<b>TOTAL EXPENSES</b>	\$ 3,663,152	\$ 3,493,605	\$ 2,842,285	\$ 3,342,095	\$ 3,516,478	\$ 3,777,351	\$ 3,777,351	\$ 3,777,351	\$ 7%	\$ 260,873
	<b>NET INCOME</b>	\$ (386,825)	\$ (182,834)	\$ (73,524)	\$ (52,831)	\$ (242,862)	\$ 3,000	\$ 3,000	\$ 3,000	\$ -101%	\$ 245,862

FOA 2013 Approved Operating Budget

Unit Fee Comparison

Unit	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
300	\$403	\$402	\$434	\$489	13%	\$ 55	
301	\$541	\$540	\$583	\$657	13%	\$ 74	
302	\$541	\$540	\$583	\$657	13%	\$ 74	
303	\$541	\$539	\$582	\$656	13%	\$ 74	
304	\$541	\$539	\$582	\$656	13%	\$ 74	
305	\$537	\$536	\$579	\$652	13%	\$ 73	
306	\$537	\$536	\$579	\$652	13%	\$ 73	
307	\$275	\$275	\$297	\$334	13%	\$ 37	
308	\$421	\$419	\$453	\$510	13%	\$ 58	
309	\$700	\$697	\$753	\$849	13%	\$ 97	
310	\$687	\$684	\$739	\$833	13%	\$ 95	
311	\$397	\$396	\$428	\$482	13%	\$ 54	
313	\$131	\$131	\$141	\$159	13%	\$ 18	
323	\$293	\$293	\$316	\$356	12%	\$ 39	
324	\$531	\$529	\$571	\$645	13%	\$ 73	
325	\$428	\$427	\$461	\$519	13%	\$ 58	
326	\$534	\$532	\$575	\$647	13%	\$ 73	
327	\$649	\$646	\$698	\$787	13%	\$ 89	
328	\$549	\$547	\$591	\$667	13%	\$ 76	
329	\$407	\$406	\$438	\$494	13%	\$ 56	
330	\$416	\$414	\$447	\$505	13%	\$ 58	
331	\$2,545	\$2,738	\$2,793	\$1,024	-63%	\$(1,769)	
332	\$684	\$681	\$735	\$830	13%	\$ 95	
400	\$403	\$402	\$434	\$489	13%	\$ 55	
401	\$541	\$540	\$583	\$657	13%	\$ 74	
402	\$541	\$540	\$583	\$657	13%	\$ 74	
403	\$541	\$539	\$582	\$656	13%	\$ 74	
404	\$541	\$539	\$582	\$656	13%	\$ 74	
405	\$543	\$556	\$599	\$665	11%	\$ 66	
406	\$537	\$536	\$579	\$652	13%	\$ 73	
407	\$275	\$275	\$297	\$334	13%	\$ 37	
408	\$421	\$419	\$453	\$510	13%	\$ 58	
409	\$722	\$719	\$775	\$871	12%	\$ 97	

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013	Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
410	\$698	\$695	\$750	\$844	13%	\$ 95	95
411	\$397	\$396	\$428	\$482	13%	\$ 54	54
412	\$410	\$409	\$442	\$498	13%	\$ 56	56
413	\$545	\$543	\$586	\$661	13%	\$ 75	75
414	\$300	\$300	\$324	\$364	12%	\$ 40	40
415	\$537	\$536	\$579	\$652	13%	\$ 73	73
416	\$537	\$536	\$579	\$652	13%	\$ 73	73
417	\$421	\$419	\$453	\$510	13%	\$ 58	58
418	\$275	\$275	\$297	\$334	13%	\$ 37	37
419	\$687	\$684	\$739	\$833	13%	\$ 95	95
420	\$700	\$697	\$753	\$849	13%	\$ 97	97
423	\$531	\$529	\$571	\$645	13%	\$ 73	73
424	\$537	\$549	\$591	\$658	11%	\$ 66	66
425	\$534	\$532	\$575	\$647	13%	\$ 73	73
426	\$534	\$532	\$575	\$647	13%	\$ 73	73
427	\$415	\$412	\$445	\$502	13%	\$ 57	57
428	\$549	\$547	\$591	\$667	13%	\$ 76	76
429	\$411	\$410	\$443	\$499	13%	\$ 56	56
430	\$416	\$414	\$447	\$505	13%	\$ 58	58
431	\$700	\$697	\$753	\$849	13%	\$ 97	97
432	\$684	\$681	\$735	\$830	13%	\$ 95	95
500	\$415	\$413	\$446	\$510	14%	\$ 64	64
501	\$558	\$556	\$600	\$686	14%	\$ 85	85
502	\$558	\$556	\$600	\$686	14%	\$ 85	85
503	\$558	\$555	\$599	\$684	14%	\$ 85	85
504	\$558	\$555	\$599	\$684	14%	\$ 85	85
505	\$554	\$552	\$596	\$680	14%	\$ 84	84
506	\$554	\$552	\$596	\$680	14%	\$ 84	84
507	\$283	\$283	\$306	\$348	14%	\$ 43	43
508	\$434	\$432	\$467	\$532	14%	\$ 65	65
509	\$722	\$718	\$775	\$886	14%	\$ 110	110
510	\$714	\$725	\$781	\$882	13%	\$ 100	100
511	\$410	\$407	\$440	\$503	14%	\$ 63	63
512	\$423	\$421	\$455	\$519	14%	\$ 65	65

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
513	\$561	\$560	\$605	\$689	14%	\$ 85	
514	\$310	\$308	\$333	\$380	14%	\$ 47	
515	\$554	\$552	\$596	\$680	14%	\$ 84	
516	\$554	\$552	\$596	\$680	14%	\$ 84	
517	\$434	\$432	\$467	\$532	14%	\$ 65	
518	\$283	\$283	\$306	\$348	14%	\$ 43	
519	\$708	\$705	\$761	\$869	14%	\$ 108	
520	\$722	\$718	\$775	\$886	14%	\$ 110	
521	\$526	\$538	\$579	\$651	12%	\$ 72	
522	\$520	\$518	\$559	\$638	14%	\$ 79	
523	\$547	\$545	\$589	\$672	14%	\$ 84	
524	\$547	\$545	\$589	\$672	14%	\$ 84	
525	\$550	\$548	\$592	\$675	14%	\$ 83	
526	\$550	\$548	\$592	\$675	14%	\$ 83	
527	\$427	\$425	\$459	\$524	14%	\$ 65	
528	\$566	\$564	\$609	\$695	14%	\$ 86	
529	\$430	\$442	\$476	\$533	12%	\$ 58	
530	\$434	\$447	\$481	\$539	12%	\$ 58	
531	\$728	\$738	\$795	\$898	13%	\$ 103	
532	\$712	\$723	\$779	\$879	13%	\$ 99	
600	\$415	\$413	\$446	\$510	14%	\$ 64	
601	\$558	\$556	\$600	\$686	14%	\$ 85	
602	\$564	\$576	\$620	\$698	13%	\$ 78	
603	\$568	\$565	\$599	\$684	14%	\$ 85	
604	\$568	\$565	\$599	\$684	14%	\$ 85	
605	\$554	\$552	\$596	\$680	14%	\$ 84	
606	\$554	\$552	\$596	\$680	14%	\$ 84	
607	\$283	\$283	\$306	\$348	14%	\$ 43	
608	\$434	\$432	\$467	\$532	14%	\$ 65	
609	\$722	\$718	\$775	\$886	14%	\$ 110	
610	\$708	\$705	\$761	\$869	14%	\$ 108	
611	\$410	\$407	\$440	\$503	14%	\$ 63	
612	\$423	\$421	\$455	\$519	14%	\$ 65	
613	\$561	\$560	\$605	\$689	14%	\$ 85	

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						
	2011	2012	Current	2013	Current to 2013 Change	Notes	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
614	\$310	\$308	\$333	\$380	14%	\$ 47	
615	\$554	\$552	\$596	\$680	14%	\$ 84	
616	\$560	\$572	\$616	\$693	12%	\$ 76	
617	\$434	\$432	\$467	\$532	14%	\$ 65	
618	\$283	\$283	\$306	\$348	14%	\$ 43	
619	\$736	\$747	\$803	\$904	13%	\$ 100	
620	\$722	\$718	\$775	\$886	14%	\$ 110	
621	\$526	\$538	\$579	\$651	12%	\$ 72	
622	\$520	\$518	\$559	\$638	14%	\$ 79	
623	\$553	\$565	\$609	\$685	13%	\$ 76	
624	\$553	\$565	\$609	\$685	13%	\$ 76	
625	\$550	\$548	\$592	\$675	14%	\$ 83	
626	\$550	\$548	\$592	\$675	14%	\$ 83	
627	\$449	\$447	\$481	\$546	13%	\$ 65	
628	\$566	\$564	\$609	\$695	14%	\$ 86	
629	\$424	\$422	\$456	\$520	14%	\$ 65	
630	\$498	\$496	\$529	\$592	12%	\$ 63	
631	\$657	\$655	\$706	\$802	14%	\$ 96	
632	\$802	\$799	\$863	\$984	14%	\$ 121	
700	\$415	\$413	\$446	\$510	14%	\$ 64	
701	\$558	\$556	\$600	\$686	14%	\$ 85	
702	\$558	\$556	\$600	\$686	14%	\$ 85	
703	\$564	\$575	\$619	\$697	13%	\$ 78	
704	\$569	\$566	\$610	\$695	14%	\$ 85	
705	\$554	\$552	\$596	\$680	14%	\$ 84	
706	\$554	\$552	\$596	\$680	14%	\$ 84	
707	\$283	\$283	\$306	\$348	14%	\$ 43	
708	\$434	\$432	\$467	\$532	14%	\$ 65	
709	\$722	\$718	\$775	\$886	14%	\$ 110	
710	\$708	\$705	\$761	\$869	14%	\$ 108	
711	\$410	\$407	\$440	\$503	14%	\$ 63	
712	\$429	\$441	\$475	\$532	12%	\$ 57	
713	\$561	\$560	\$605	\$689	14%	\$ 85	
714	\$310	\$308	\$333	\$380	14%	\$ 47	

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Unit	Unit Fee Comparison							Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Monthly Change Dollars	
715	\$554	\$552	\$596	\$680	14%	\$	84	
716	\$554	\$552	\$596	\$680	14%	\$	84	
717	\$434	\$432	\$467	\$532	14%	\$	65	
718	\$283	\$283	\$306	\$348	14%	\$	43	
719	\$708	\$705	\$761	\$869	14%	\$	108	
720	\$722	\$718	\$775	\$886	14%	\$	110	
721	\$620	\$518	\$559	\$638	14%	\$	79	
722	\$520	\$518	\$559	\$638	14%	\$	79	
723	\$547	\$545	\$589	\$672	14%	\$	84	
724	\$547	\$545	\$589	\$672	14%	\$	84	
725	\$556	\$568	\$612	\$688	12%	\$	76	
726	\$550	\$548	\$592	\$675	14%	\$	83	
727	\$427	\$425	\$459	\$524	14%	\$	65	
728	\$566	\$564	\$609	\$695	14%	\$	86	
729	\$424	\$422	\$456	\$520	14%	\$	65	
730	\$434	\$447	\$481	\$539	12%	\$	58	
731	\$722	\$718	\$775	\$886	14%	\$	110	
732	\$728	\$725	\$781	\$888	14%	\$	107	
800	\$415	\$413	\$446	\$510	14%	\$	64	
801	\$558	\$556	\$600	\$686	14%	\$	85	
802	\$558	\$556	\$600	\$686	14%	\$	85	
803	\$570	\$595	\$639	\$710	11%	\$	71	
804	\$558	\$555	\$599	\$684	14%	\$	85	
805	\$554	\$552	\$596	\$680	14%	\$	84	
806	\$554	\$552	\$596	\$680	14%	\$	84	
807	\$283	\$283	\$306	\$348	14%	\$	43	
808	\$434	\$432	\$467	\$532	14%	\$	65	
809	\$722	\$718	\$775	\$886	14%	\$	110	
810	\$714	\$725	\$781	\$882	13%	\$	100	
811	\$410	\$407	\$440	\$503	14%	\$	63	
812	\$464	\$462	\$496	\$561	13%	\$	65	
813	\$561	\$560	\$605	\$689	14%	\$	85	
814	\$310	\$308	\$333	\$380	14%	\$	47	
815	\$560	\$572	\$616	\$693	12%	\$	76	

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Unit	Unit Fee Comparison						
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
816	\$554	\$552	\$596	\$680	14%	\$ 84	
817	\$434	\$432	\$467	\$532	14%	\$ 65	
818	\$283	\$283	\$306	\$348	14%	\$ 43	
819	\$714	\$725	\$781	\$882	13%	\$ 100	
820	\$750	\$760	\$817	\$920	13%	\$ 103	
821	\$520	\$518	\$559	\$638	14%	\$ 79	
822	\$526	\$538	\$579	\$651	12%	\$ 72	
823	\$547	\$545	\$589	\$672	14%	\$ 84	
824	\$626	\$624	\$668	\$751	13%	\$ 84	
825	\$550	\$548	\$592	\$675	14%	\$ 83	
826	\$550	\$548	\$592	\$675	14%	\$ 83	
827	\$427	\$425	\$459	\$524	14%	\$ 65	
828	\$578	\$604	\$649	\$721	11%	\$ 72	
829	\$424	\$422	\$456	\$520	14%	\$ 65	
830	\$428	\$427	\$461	\$526	14%	\$ 65	
831	\$722	\$718	\$775	\$886	14%	\$ 110	
832	\$706	\$703	\$759	\$866	14%	\$ 107	
900	\$415	\$413	\$446	\$510	14%	\$ 64	
901	\$558	\$556	\$600	\$686	14%	\$ 85	
902	\$564	\$576	\$620	\$698	13%	\$ 78	
903	\$558	\$555	\$599	\$684	14%	\$ 85	
904	\$558	\$555	\$599	\$684	14%	\$ 85	
905	\$554	\$552	\$596	\$680	14%	\$ 84	
906	\$554	\$552	\$596	\$680	14%	\$ 84	
907	\$283	\$283	\$306	\$348	14%	\$ 43	
908	\$456	\$454	\$489	\$554	13%	\$ 65	
909	\$728	\$738	\$795	\$898	13%	\$ 103	
910	\$714	\$725	\$781	\$882	13%	\$ 100	
911	\$410	\$407	\$440	\$503	14%	\$ 63	
912	\$423	\$421	\$455	\$519	14%	\$ 65	
913	\$561	\$560	\$605	\$689	14%	\$ 85	
914	\$310	\$308	\$333	\$380	14%	\$ 47	
915	\$560	\$572	\$616	\$693	12%	\$ 76	
916	\$554	\$552	\$596	\$680	14%	\$ 84	

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Unit	Unit Fee Comparison						
	2011	2012	Current	2013	Current to 2013	Change	Notes
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
917	\$440	\$452	\$487	\$545	12%	\$ 58	
918	\$283	\$283	\$306	\$348	14%	\$ 43	
919	\$736	\$747	\$803	\$904	13%	\$ 100	
920	\$722	\$718	\$775	\$886	14%	\$ 110	
921	\$526	\$538	\$579	\$651	12%	\$ 72	
922	\$526	\$538	\$579	\$651	12%	\$ 72	
923	\$575	\$587	\$631	\$707	12%	\$ 76	
924	\$547	\$545	\$589	\$672	14%	\$ 84	
925	\$550	\$548	\$592	\$675	14%	\$ 83	
926	\$550	\$548	\$592	\$675	14%	\$ 83	
927	\$433	\$445	\$479	\$537	12%	\$ 58	
928	\$566	\$564	\$609	\$695	14%	\$ 86	
929	\$424	\$422	\$456	\$520	14%	\$ 65	
930	\$428	\$427	\$461	\$526	14%	\$ 65	
931	\$722	\$718	\$775	\$886	14%	\$ 110	
932	\$791	\$802	\$858	\$958	12%	\$ 99	
1000	\$421	\$433	\$466	\$523	12%	\$ 56	
1001	\$558	\$556	\$600	\$686	14%	\$ 85	
1002	\$558	\$556	\$600	\$686	14%	\$ 85	
1003	\$558	\$555	\$599	\$684	14%	\$ 85	
1004	\$558	\$555	\$599	\$684	14%	\$ 85	
1005	\$560	\$572	\$616	\$693	12%	\$ 76	
1006	\$554	\$552	\$596	\$680	14%	\$ 84	
1007	\$283	\$283	\$306	\$348	14%	\$ 43	
1008	\$434	\$432	\$467	\$532	14%	\$ 65	
1009	\$722	\$718	\$775	\$886	14%	\$ 110	
1010	\$708	\$705	\$761	\$869	14%	\$ 108	
1011	\$416	\$427	\$460	\$516	12%	\$ 56	
1012	\$423	\$421	\$455	\$519	14%	\$ 65	
1013	\$561	\$560	\$605	\$689	14%	\$ 85	
1014	\$316	\$328	\$353	\$393	11%	\$ 40	
1015	\$554	\$562	\$596	\$680	14%	\$ 84	
1016	\$582	\$594	\$638	\$715	12%	\$ 76	
1017	\$434	\$432	\$467	\$532	14%	\$ 65	

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Unit	Unit Fee Comparison						
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	Notes
1018	\$283	\$283	\$306	\$348	14%	\$ 43	
1019	\$742	\$767	\$823	\$917	11%	\$ 93	
1020	\$728	\$738	\$795	\$898	13%	\$ 103	
1021	\$520	\$518	\$559	\$638	14%	\$ 79	
1022	\$520	\$518	\$559	\$638	14%	\$ 79	
1023	\$547	\$545	\$589	\$672	14%	\$ 84	
1024	\$547	\$545	\$589	\$672	14%	\$ 84	
1025	\$568	\$608	\$652	\$713	9%	\$ 61	
1026	\$550	\$548	\$592	\$675	14%	\$ 83	
1027	\$427	\$425	\$459	\$524	14%	\$ 65	
1028	\$572	\$584	\$629	\$708	13%	\$ 79	
1029	\$424	\$422	\$456	\$520	14%	\$ 65	
1030	\$428	\$427	\$461	\$526	14%	\$ 65	
1031	\$722	\$718	\$775	\$886	14%	\$ 110	
1032	\$712	\$723	\$779	\$879	13%	\$ 99	
1100	\$421	\$433	\$466	\$523	12%	\$ 56	
1101	\$558	\$556	\$600	\$686	14%	\$ 85	
1102	\$558	\$556	\$600	\$686	14%	\$ 85	
1103	\$558	\$555	\$599	\$684	14%	\$ 85	
1104	\$558	\$555	\$599	\$684	14%	\$ 85	
1105	\$554	\$552	\$596	\$680	14%	\$ 84	
1106	\$554	\$552	\$596	\$680	14%	\$ 84	
1107	\$283	\$283	\$306	\$348	14%	\$ 43	
1108	\$434	\$432	\$467	\$532	14%	\$ 65	
1109	\$728	\$738	\$795	\$898	13%	\$ 103	
1110	\$708	\$705	\$761	\$869	14%	\$ 108	
1111	\$410	\$407	\$440	\$503	14%	\$ 63	
1112	\$423	\$421	\$455	\$519	14%	\$ 65	
1113	\$561	\$560	\$605	\$689	14%	\$ 85	
1114	\$310	\$308	\$333	\$380	14%	\$ 47	
1115	\$554	\$552	\$596	\$680	14%	\$ 84	
1116	\$554	\$552	\$596	\$680	14%	\$ 84	
1117	\$434	\$432	\$467	\$532	14%	\$ 65	
1118	\$283	\$283	\$306	\$348	14%	\$ 43	

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Unit	Unit Fee Comparison						Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1119	\$708	\$705	\$761	\$869	14%	\$108	
1120	\$722	\$718	\$775	\$886	14%	\$110	
1121	\$520	\$518	\$559	\$638	14%	\$79	
1122	\$520	\$518	\$559	\$638	14%	\$79	
1123	\$547	\$545	\$589	\$672	14%	\$84	
1124	\$547	\$545	\$589	\$672	14%	\$84	
1125	\$550	\$548	\$592	\$675	14%	\$83	
1126	\$550	\$548	\$592	\$675	14%	\$83	
1127	\$427	\$425	\$459	\$524	14%	\$65	
1128	\$572	\$584	\$629	\$708	13%	\$79	
1129	\$424	\$422	\$456	\$520	14%	\$65	
1130	\$428	\$427	\$461	\$526	14%	\$65	
1131	\$722	\$718	\$775	\$886	14%	\$110	
1132	\$718	\$743	\$799	\$892	12%	\$92	
1200	\$415	\$413	\$446	\$510	14%	\$64	
1201	\$558	\$556	\$600	\$686	14%	\$85	
1202	\$558	\$556	\$600	\$686	14%	\$85	
1203	\$558	\$555	\$599	\$684	14%	\$85	
1204	\$558	\$555	\$599	\$684	14%	\$85	
1205	\$554	\$552	\$596	\$680	14%	\$84	
1206	\$560	\$572	\$616	\$693	12%	\$76	
1207	\$283	\$283	\$306	\$348	14%	\$43	
1208	\$434	\$432	\$467	\$532	14%	\$65	
1209	\$722	\$718	\$775	\$886	14%	\$110	
1210	\$708	\$705	\$761	\$869	14%	\$108	
1211	\$410	\$407	\$440	\$503	14%	\$63	
1212	\$423	\$421	\$455	\$519	14%	\$65	
1213	\$573	\$600	\$645	\$715	11%	\$70	
1214	\$310	\$308	\$333	\$380	14%	\$47	
1215	\$554	\$552	\$596	\$680	14%	\$84	
1216	\$554	\$552	\$596	\$680	14%	\$84	
1217	\$434	\$432	\$467	\$532	14%	\$65	
1218	\$283	\$283	\$306	\$348	14%	\$43	
1219	\$714	\$725	\$781	\$882	13%	\$100	

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Unit	Unit Fee Comparison						Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1220	\$722	\$718	\$775	\$886	14%	\$ 110	
1221	\$520	\$518	\$559	\$638	14%	\$ 79	
1222	\$520	\$518	\$559	\$638	14%	\$ 79	
1223	\$547	\$545	\$589	\$672	14%	\$ 84	
1224	\$553	\$565	\$609	\$685	13%	\$ 76	
1225	\$550	\$548	\$592	\$675	14%	\$ 83	
1226	\$556	\$568	\$612	\$688	12%	\$ 76	
1227	\$427	\$425	\$459	\$524	14%	\$ 65	
1228	\$566	\$564	\$609	\$695	14%	\$ 86	
1229	\$424	\$422	\$456	\$520	14%	\$ 65	
1230	\$428	\$427	\$461	\$526	14%	\$ 65	
1231	\$722	\$718	\$775	\$886	14%	\$ 110	
1232	\$718	\$743	\$799	\$892	12%	\$ 92	
1300	\$415	\$413	\$446	\$510	14%	\$ 64	
1301	\$558	\$556	\$600	\$686	14%	\$ 85	
1302	\$564	\$576	\$620	\$698	13%	\$ 78	
1303	\$643	\$654	\$698	\$776	11%	\$ 78	
1304	\$558	\$555	\$599	\$684	14%	\$ 85	
1305	\$554	\$552	\$596	\$680	14%	\$ 84	
1306	\$554	\$552	\$596	\$680	14%	\$ 84	
1307	\$283	\$283	\$306	\$348	14%	\$ 43	
1308	\$462	\$474	\$509	\$567	11%	\$ 58	
1309	\$722	\$718	\$775	\$886	14%	\$ 110	
1310	\$714	\$725	\$781	\$882	13%	\$ 100	
1311	\$410	\$407	\$440	\$503	14%	\$ 63	
1312	\$423	\$421	\$455	\$519	14%	\$ 65	
1313	\$561	\$560	\$605	\$689	14%	\$ 85	
1314	\$310	\$308	\$333	\$380	14%	\$ 47	
1315	\$560	\$572	\$616	\$693	12%	\$ 76	
1316	\$554	\$552	\$596	\$680	14%	\$ 84	
1317	\$434	\$432	\$467	\$532	14%	\$ 65	
1318	\$289	\$303	\$326	\$361	11%	\$ 36	
1319	\$708	\$705	\$761	\$869	14%	\$ 108	
1320	\$722	\$718	\$775	\$886	14%	\$ 110	

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Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013	Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1321	\$520	\$518	\$559	\$638	14%	\$ 79	
1322	\$520	\$518	\$559	\$638	14%	\$ 79	
1323	\$547	\$545	\$589	\$672	14%	\$ 84	
1324	\$547	\$545	\$589	\$672	14%	\$ 84	
1325	\$550	\$548	\$592	\$675	14%	\$ 83	
1326	\$550	\$548	\$592	\$675	14%	\$ 83	
1327	\$427	\$425	\$459	\$524	14%	\$ 65	
1328	\$572	\$584	\$629	\$708	13%	\$ 79	
1329	\$424	\$422	\$456	\$520	14%	\$ 65	
1330	\$428	\$427	\$461	\$526	14%	\$ 65	
1331	\$728	\$738	\$795	\$898	13%	\$ 103	
1332	\$706	\$703	\$759	\$866	14%	\$ 107	
1400	\$415	\$413	\$446	\$510	14%	\$ 64	
1401	\$558	\$556	\$600	\$686	14%	\$ 85	
1402	\$558	\$556	\$600	\$686	14%	\$ 85	
1403	\$564	\$575	\$619	\$697	13%	\$ 78	
1404	\$564	\$575	\$619	\$697	13%	\$ 78	
1405	\$554	\$552	\$596	\$680	14%	\$ 84	
1406	\$554	\$552	\$596	\$680	14%	\$ 84	
1407	\$283	\$283	\$306	\$348	14%	\$ 43	
1408	\$434	\$432	\$467	\$532	14%	\$ 65	
1409	\$750	\$760	\$817	\$920	13%	\$ 103	
1410	\$708	\$705	\$761	\$869	14%	\$ 108	
1411	\$410	\$407	\$440	\$503	14%	\$ 63	
1412	\$423	\$421	\$455	\$519	14%	\$ 65	
1413	\$561	\$560	\$605	\$689	14%	\$ 85	
1414	\$310	\$308	\$333	\$380	14%	\$ 47	
1415	\$554	\$552	\$596	\$680	14%	\$ 84	
1416	\$554	\$552	\$596	\$680	14%	\$ 84	
1417	\$434	\$432	\$467	\$532	14%	\$ 65	
1418	\$283	\$283	\$306	\$348	14%	\$ 43	
1419	\$708	\$705	\$761	\$869	14%	\$ 108	
1420	\$722	\$718	\$775	\$886	14%	\$ 110	
1421	\$520	\$518	\$559	\$638	14%	\$ 79	

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Unit	Unit Fee Comparison						Notes
	2011 Actual Monthly Fee	2012 Actual Monthly Fee	Current Actual Monthly Fee	2013 Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1422	\$520	\$518	\$559	\$638	14%	\$ 79	
1423	\$547	\$545	\$589	\$672	14%	\$ 84	
1424	\$547	\$545	\$589	\$672	14%	\$ 84	
1425	\$572	\$570	\$614	\$697	13%	\$ 83	
1426	\$550	\$548	\$592	\$675	14%	\$ 83	
1427	\$477	\$489	\$523	\$581	11%	\$ 58	
1428	\$566	\$564	\$609	\$695	14%	\$ 86	
1429	\$424	\$422	\$456	\$520	14%	\$ 65	
1430	\$456	\$469	\$503	\$561	12%	\$ 58	
1431	\$722	\$718	\$775	\$886	14%	\$ 110	
1432	\$712	\$723	\$779	\$879	13%	\$ 99	
1500	\$415	\$413	\$446	\$510	14%	\$ 64	
1501	\$558	\$556	\$600	\$686	14%	\$ 85	
1502	\$558	\$556	\$600	\$686	14%	\$ 85	
1503	\$558	\$555	\$599	\$684	14%	\$ 85	
1504	\$558	\$555	\$599	\$684	14%	\$ 85	
1505	\$582	\$594	\$638	\$715	12%	\$ 76	
1506	\$677	\$675	\$719	\$803	12%	\$ 84	
1507	\$283	\$283	\$306	\$348	14%	\$ 43	
1508	\$434	\$432	\$467	\$532	14%	\$ 65	
1509	\$722	\$718	\$775	\$886	14%	\$ 110	
1510	\$714	\$725	\$781	\$882	13%	\$ 100	
1511	\$410	\$407	\$440	\$503	14%	\$ 63	
1512	\$423	\$421	\$455	\$519	14%	\$ 65	
1513	\$561	\$560	\$605	\$689	14%	\$ 85	
1514	\$310	\$308	\$333	\$380	14%	\$ 47	
1515	\$554	\$552	\$596	\$680	14%	\$ 84	
1516	\$633	\$631	\$675	\$759	12%	\$ 84	
1517	\$569	\$566	\$611	\$698	14%	\$ 86	
1518	\$283	\$283	\$306	\$348	14%	\$ 43	
1519	\$573	\$571	\$617	\$703	14%	\$ 87	
1520	\$734	\$758	\$815	\$911	12%	\$ 96	
1521	\$520	\$518	\$559	\$638	14%	\$ 79	
1522	\$520	\$518	\$559	\$638	14%	\$ 79	

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Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013 Change	Monthly Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1523	\$547	\$545	\$589	\$672	14%	\$ 84	
1524	\$547	\$545	\$589	\$672	14%	\$ 84	
1525	\$550	\$548	\$592	\$675	14%	\$ 83	
1526	\$550	\$548	\$592	\$675	14%	\$ 83	
1527	\$427	\$425	\$459	\$524	14%	\$ 65	
1528	\$566	\$564	\$609	\$695	14%	\$ 86	
1529	\$424	\$422	\$456	\$520	14%	\$ 65	
1530	\$428	\$427	\$461	\$526	14%	\$ 65	
1531	\$734	\$758	\$815	\$911	12%	\$ 96	
1532	\$706	\$703	\$759	\$866	14%	\$ 107	
1600	\$421	\$433	\$466	\$523	12%	\$ 56	
1601	\$558	\$556	\$600	\$686	14%	\$ 85	
1602	\$558	\$556	\$600	\$686	14%	\$ 85	
1603	\$558	\$555	\$599	\$684	14%	\$ 85	
1604	\$558	\$555	\$599	\$684	14%	\$ 85	
1605	\$560	\$572	\$616	\$693	12%	\$ 76	
1606	\$566	\$592	\$636	\$705	11%	\$ 69	
1607	\$283	\$283	\$306	\$348	14%	\$ 43	
1608	\$434	\$432	\$467	\$532	14%	\$ 65	
1609	\$750	\$760	\$817	\$920	13%	\$ 103	
1610	\$714	\$725	\$781	\$882	13%	\$ 100	
1611	\$410	\$407	\$440	\$503	14%	\$ 63	
1612	\$423	\$421	\$455	\$519	14%	\$ 65	
1613	\$561	\$560	\$605	\$689	14%	\$ 85	
1614	\$310	\$308	\$333	\$380	14%	\$ 47	
1615	\$554	\$552	\$596	\$680	14%	\$ 84	
1616	\$554	\$552	\$596	\$680	14%	\$ 84	
1617	\$434	\$432	\$467	\$532	14%	\$ 65	
1618	\$283	\$283	\$306	\$348	14%	\$ 43	
1619	\$708	\$705	\$761	\$869	14%	\$ 108	
1620	\$722	\$718	\$775	\$886	14%	\$ 110	
1621	\$526	\$538	\$579	\$651	12%	\$ 72	
1622	\$526	\$538	\$579	\$651	12%	\$ 72	
1623	\$547	\$545	\$589	\$672	14%	\$ 84	

FOA 2013 Approved Operating Budget

Unit	Unit Fee Comparison						Notes
	2011	2012	Current	2013	Current to 2013 Change	Current to 2013 Change	
	Actual Monthly Fee	Actual Monthly Fee	Actual Monthly Fee	Approved Monthly Fee	Monthly Change Percent	Monthly Change Dollars	
1624	\$547	\$545	\$589	\$672	14%	\$ 84	
1625	\$550	\$548	\$592	\$675	14%	\$ 83	
1626	\$550	\$548	\$592	\$675	14%	\$ 83	
1627	\$433	\$445	\$479	\$537	12%	\$ 58	
1628	\$566	\$564	\$609	\$695	14%	\$ 86	
1629	\$424	\$422	\$456	\$520	14%	\$ 65	
1630	\$428	\$427	\$461	\$526	14%	\$ 65	
1631	\$744	\$740	\$797	\$908	14%	\$ 110	
1632	\$712	\$723	\$779	\$879	13%	\$ 99	
Gas Station:	\$2,543	\$2,521	\$2,723	\$461	-83%	\$ (2,261)	
Restaurant	\$8,592	\$8,515	\$9,196	\$1,559	-83%	\$ (7,638)	
<b>Total:</b>	<b>\$250,262</b>	<b>\$250,722</b>	<b>\$270,384</b>	<b>\$293,326</b>		<b>\$22,941</b>	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type											Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	
300	\$0	\$0	\$0	\$316	\$5,307	\$0	\$0	\$243	\$0	\$0	\$5,866	\$489
301	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$327	\$0	\$0	\$7,890	\$657
302	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$327	\$0	\$0	\$7,890	\$657
303	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$327	\$0	\$0	\$7,875	\$656
304	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$327	\$0	\$0	\$7,875	\$656
305	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$325	\$0	\$0	\$7,824	\$652
306	\$0	\$0	\$0	\$216	\$3,628	\$0	\$0	\$166	\$0	\$0	\$4,011	\$652
307	\$0	\$0	\$0	\$330	\$5,539	\$0	\$0	\$254	\$0	\$0	\$6,123	\$510
308	\$0	\$0	\$0	\$549	\$9,220	\$0	\$0	\$423	\$0	\$0	\$10,192	\$849
309	\$0	\$0	\$0	\$538	\$9,048	\$0	\$0	\$415	\$0	\$0	\$10,001	\$833
310	\$0	\$0	\$0	\$311	\$5,234	\$0	\$0	\$240	\$0	\$0	\$5,785	\$482
311	\$0	\$0	\$0	\$103	\$1,731	\$0	\$0	\$79	\$0	\$0	\$1,914	\$159
313	\$0	\$0	\$0	\$230	\$3,861	\$0	\$0	\$177	\$0	\$0	\$4,267	\$356
323	\$0	\$0	\$0	\$416	\$6,998	\$0	\$0	\$321	\$0	\$0	\$7,736	\$645
324	\$0	\$0	\$0	\$335	\$5,638	\$0	\$0	\$259	\$0	\$0	\$6,233	\$519
325	\$0	\$0	\$0	\$418	\$7,025	\$0	\$0	\$322	\$0	\$0	\$7,765	\$647
326	\$0	\$0	\$0	\$508	\$8,544	\$0	\$0	\$392	\$0	\$0	\$9,444	\$787
327	\$0	\$0	\$0	\$431	\$7,237	\$0	\$0	\$332	\$0	\$0	\$8,000	\$667
329	\$0	\$0	\$0	\$319	\$5,366	\$0	\$0	\$246	\$0	\$0	\$5,932	\$494
330	\$0	\$0	\$0	\$326	\$5,479	\$0	\$0	\$251	\$0	\$0	\$6,057	\$505
331	\$2,160	\$0	\$0	\$545	\$9,161	\$0	\$0	\$420	\$0	\$0	\$12,287	\$1,024
332	\$0	\$0	\$0	\$536	\$9,015	\$0	\$0	\$414	\$0	\$0	\$9,965	\$830
400	\$0	\$0	\$0	\$316	\$5,307	\$0	\$0	\$243	\$0	\$0	\$5,866	\$489
401	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$327	\$0	\$0	\$7,890	\$657
402	\$0	\$0	\$0	\$425	\$7,138	\$0	\$0	\$327	\$0	\$0	\$7,890	\$657
403	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$327	\$0	\$0	\$7,875	\$656
404	\$0	\$0	\$0	\$424	\$7,124	\$0	\$0	\$327	\$0	\$0	\$7,875	\$656
405	\$154	\$0	\$0	\$421	\$7,078	\$0	\$0	\$325	\$0	\$0	\$7,978	\$652
406	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$325	\$0	\$0	\$7,824	\$652
407	\$0	\$0	\$0	\$330	\$5,539	\$0	\$0	\$254	\$0	\$0	\$4,011	\$334
408	\$0	\$0	\$0	\$549	\$9,220	\$0	\$0	\$423	\$0	\$0	\$6,123	\$510
409	\$0	\$0	\$0	\$538	\$9,048	\$0	\$0	\$415	\$264	\$132	\$10,456	\$871
410	\$0	\$0	\$0	\$311	\$5,234	\$0	\$0	\$240	\$0	\$0	\$10,133	\$844
411	\$0	\$0	\$0	\$322	\$5,406	\$0	\$0	\$240	\$0	\$0	\$5,785	\$482
412	\$0	\$0	\$0	\$427	\$7,177	\$0	\$0	\$248	\$0	\$0	\$5,976	\$496
413	\$0	\$0	\$0	\$235	\$3,964	\$0	\$0	\$329	\$0	\$0	\$7,984	\$661
414	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$325	\$0	\$0	\$4,370	\$364
415	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$325	\$0	\$0	\$7,824	\$652
416	\$0	\$0	\$0	\$421	\$7,078	\$0	\$0	\$325	\$0	\$0	\$7,824	\$652
417	\$0	\$0	\$0	\$330	\$5,539	\$0	\$0	\$254	\$0	\$0	\$6,123	\$510
418	\$0	\$0	\$0	\$216	\$3,628	\$0	\$0	\$166	\$0	\$0	\$4,011	\$334
419	\$0	\$0	\$0	\$538	\$9,048	\$0	\$0	\$415	\$0	\$0	\$10,001	\$833
420	\$0	\$0	\$0	\$549	\$9,220	\$0	\$0	\$423	\$0	\$0	\$10,192	\$849
423	\$0	\$0	\$0	\$416	\$6,998	\$0	\$0	\$321	\$0	\$0	\$7,736	\$645
424	\$154	\$0	\$0	\$416	\$6,998	\$0	\$0	\$321	\$0	\$0	\$7,890	\$658

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi-user)	Comm. LCE (multi user)	Res./Com. LCE (multi-user)	Res./Com. LCE (single-user)	Assessment Type	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	Approved Monthly Fee	Notes
425	\$0	\$0	\$0	\$418	\$7,025	\$0	0	\$322	\$0	\$0	\$0	\$7,765	\$647	
426	\$0	\$0	\$0	\$418	\$7,025	\$0	0	\$322	\$0	\$0	\$0	\$7,765	\$647	
427	\$0	\$0	\$0	\$324	\$5,452	\$0	0	\$320	\$0	\$0	\$0	\$6,027	\$502	
428	\$0	\$0	\$0	\$431	\$7,237	\$0	0	\$332	\$0	\$0	\$0	\$8,000	\$667	
429	\$0	\$0	\$0	\$322	\$5,419	\$0	0	\$249	\$0	\$0	\$0	\$5,990	\$499	
430	\$0	\$0	\$0	\$326	\$5,479	\$0	0	\$251	\$0	\$0	\$0	\$6,057	\$505	
431	\$0	\$0	\$0	\$549	\$9,220	\$0	0	\$423	\$0	\$0	\$0	\$10,192	\$849	
432	\$0	\$0	\$0	\$536	\$9,015	\$0	0	\$414	\$0	\$0	\$0	\$9,965	\$830	
500	\$0	\$0	\$715	\$0	\$5,164	\$0	0	\$237	\$0	\$0	\$0	\$6,116	\$510	
501	\$0	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,226	\$686	
502	\$0	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,226	\$686	
503	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
504	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
505	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
506	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
507	\$0	\$0	\$489	\$0	\$3,531	\$0	0	\$162	\$0	\$0	\$0	\$4,182	\$348	
508	\$0	\$0	\$746	\$0	\$5,390	\$0	0	\$247	\$0	\$0	\$0	\$6,384	\$532	
509	\$0	\$0	\$1,242	\$0	\$8,973	\$0	0	\$412	\$0	\$0	\$0	\$10,627	\$886	
510	\$154	\$0	\$1,219	\$0	\$8,805	\$0	0	\$404	\$0	\$0	\$0	\$10,582	\$882	
511	\$0	\$0	\$705	\$0	\$5,093	\$0	0	\$234	\$0	\$0	\$0	\$6,032	\$503	
512	\$0	\$0	\$728	\$0	\$5,261	\$0	0	\$241	\$0	\$0	\$0	\$6,231	\$519	
513	\$0	\$0	\$967	\$0	\$6,984	\$0	0	\$320	\$0	\$0	\$0	\$8,272	\$689	
514	\$0	\$0	\$533	\$0	\$3,847	\$0	0	\$176	\$0	\$0	\$0	\$4,556	\$380	
515	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
516	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	
517	\$0	\$0	\$746	\$0	\$5,390	\$0	0	\$247	\$0	\$0	\$0	\$6,384	\$532	
518	\$0	\$0	\$489	\$0	\$3,531	\$0	0	\$162	\$0	\$0	\$0	\$4,182	\$348	
519	\$0	\$0	\$1,219	\$0	\$8,605	\$0	0	\$404	\$0	\$0	\$0	\$10,428	\$869	
520	\$0	\$0	\$1,242	\$0	\$8,973	\$0	0	\$412	\$0	\$0	\$0	\$10,627	\$886	
521	\$154	\$0	\$896	\$0	\$6,468	\$0	0	\$297	\$0	\$0	\$0	\$7,815	\$651	
522	\$0	\$0	\$896	\$0	\$6,468	\$0	0	\$297	\$0	\$0	\$0	\$7,660	\$638	
523	\$0	\$0	\$943	\$0	\$6,810	\$0	0	\$312	\$0	\$0	\$0	\$8,065	\$672	
524	\$0	\$0	\$943	\$0	\$6,810	\$0	0	\$312	\$0	\$0	\$0	\$8,065	\$672	
525	\$0	\$0	\$947	\$0	\$6,836	\$0	0	\$314	\$0	\$0	\$0	\$8,096	\$675	
526	\$0	\$0	\$947	\$0	\$6,836	\$0	0	\$314	\$0	\$0	\$0	\$8,096	\$675	
527	\$0	\$0	\$735	\$0	\$5,306	\$0	0	\$243	\$0	\$0	\$0	\$6,284	\$524	
528	\$0	\$0	\$975	\$0	\$7,043	\$0	0	\$323	\$0	\$0	\$0	\$8,341	\$695	
529	\$154	\$0	\$730	\$0	\$5,274	\$0	0	\$242	\$0	\$0	\$0	\$6,400	\$533	
530	\$154	\$0	\$738	\$0	\$5,332	\$0	0	\$245	\$0	\$0	\$0	\$6,469	\$539	
531	\$154	\$0	\$1,242	\$0	\$8,973	\$0	0	\$412	\$0	\$0	\$0	\$10,781	\$898	
532	\$154	\$0	\$1,215	\$0	\$8,773	\$0	0	\$402	\$0	\$0	\$0	\$10,544	\$879	
600	\$0	\$0	\$715	\$0	\$5,164	\$0	0	\$237	\$0	\$0	\$0	\$6,116	\$510	
601	\$0	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,226	\$686	
602	\$154	\$0	\$962	\$0	\$6,946	\$0	0	\$319	\$0	\$0	\$0	\$8,380	\$698	
603	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
604	\$0	\$0	\$960	\$0	\$6,933	\$0	0	\$318	\$0	\$0	\$0	\$8,211	\$684	
605	\$0	\$0	\$954	\$0	\$6,887	\$0	0	\$316	\$0	\$0	\$0	\$8,157	\$680	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
606	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
607	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
608	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
609	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
610	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
611	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
612	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
613	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
614	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
615	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
616	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
617	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
618	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
619	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$264	\$0	\$10,846	\$904
620	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
621	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
622	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
623	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,220	\$685
624	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,220	\$685
625	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
626	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
627	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$264	\$6,548	\$546
628	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
629	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
630	\$0	\$0	\$720	\$0	\$5,203	\$0	\$0	\$239	\$948	\$0	\$7,110	\$592
631	\$0	\$0	\$1,094	\$0	\$7,901	\$0	\$0	\$962	\$0	\$264	\$9,621	\$802
632	\$0	\$0	\$1,381	\$0	\$9,973	\$0	\$0	\$457	\$0	\$0	\$11,811	\$984
700	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
701	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
702	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
703	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,365	\$697
704	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$132	\$8,343	\$695
705	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
706	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
707	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
708	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
709	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
710	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
711	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
712	\$154	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,385	\$532
713	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
714	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
715	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
716	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
717	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
718	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
719	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	Approved Monthly Fee	Note
720	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
721	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
722	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
723	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
724	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
725	\$154	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,250	\$688	
726	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
727	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524	
728	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695	
729	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520	
730	\$154	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,469	\$539	
731	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$264	\$10,627	\$886	
732	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$6,116	\$10,654	\$888	
800	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510	
801	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686	
802	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686	
803	\$309	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,519	\$710	
804	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684	
805	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
806	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
807	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
808	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
809	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
810	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882	
811	\$0	\$0	\$705	\$0	\$4,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503	
812	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$496	\$0	\$6,726	\$561	
813	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689	
814	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380	
815	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$683	
816	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
817	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
818	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
819	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882	
820	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$264	\$11,045	\$920	
821	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
822	\$154	\$0	\$696	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
823	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
824	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
825	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$948	\$0	\$9,013	\$751	
826	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
827	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524	
828	\$309	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,649	\$721	
829	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520	
830	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,469	\$539	
831	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
832	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,654	\$888	
900	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm LCE (multi user)	Res/Com LCE (multi user)	Res/Com LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
901	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
902	\$154	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,380	\$698
903	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
904	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
905	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
906	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
907	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
908	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$264	\$6,648	\$554
909	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898
910	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
911	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
912	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
913	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
914	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,566	\$380
915	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
916	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$660
917	\$154	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,538	\$545
918	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
919	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$264	\$0	\$10,846	\$904
920	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
921	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
922	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
923	\$154	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$264	\$0	\$8,484	\$707
924	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,066	\$672
925	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
926	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
927	\$154	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,439	\$537
928	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
929	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
930	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
931	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
932	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$948	\$0	\$11,492	\$958
1000	\$154	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,270	\$523
1001	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1002	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1003	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1004	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1005	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1006	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1007	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1008	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1009	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1010	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1011	\$154	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,186	\$516
1012	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1013	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1014	\$154	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,711	\$393

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi-user)	Comm. LCE (multi user)	Res./Com. LCE (multi-user)	Res./Com. LCE (single-user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer	Approved Annual Fee	Approved Monthly Fee	Notes
1015	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1016	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$284	\$6,575	\$715	
1017	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
1018	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
1019	\$309	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$264	\$0	\$11,000	\$917	
1020	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898	
1021	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1022	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1023	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1024	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1025	\$463	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,559	\$713	
1026	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
1027	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524	
1028	\$154	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,495	\$708	
1029	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520	
1030	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526	
1031	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
1032	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,544	\$879	
1100	\$154	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,270	\$523	
1101	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686	
1102	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686	
1103	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684	
1104	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684	
1105	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1106	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1107	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
1108	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
1109	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898	
1110	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869	
1111	\$0	\$0	\$705	\$0	\$5,083	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503	
1112	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519	
1113	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689	
1114	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380	
1115	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1116	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680	
1117	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532	
1118	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348	
1119	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869	
1120	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886	
1121	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1122	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638	
1123	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1124	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672	
1125	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
1126	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675	
1127	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524	
1128	\$154	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,495	\$708	

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
1129	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$0	\$242	\$0	\$6,246	\$520
1130	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1131	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1132	\$309	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,698	\$892
1200	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1201	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1202	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1203	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1204	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1205	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1206	\$164	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1207	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1208	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1209	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1210	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1211	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1212	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1213	\$309	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,581	\$715
1214	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
1215	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1216	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1217	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1218	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1219	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1220	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1221	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1222	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1223	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1224	\$154	\$0	\$843	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,220	\$685
1225	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1226	\$154	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,250	\$688
1227	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524
1228	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1229	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1230	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1231	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1232	\$309	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,698	\$892
1300	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1301	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1302	\$154	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,380	\$698
1303	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$948	\$0	\$9,313	\$776
1304	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1305	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1306	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1307	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1308	\$154	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$264	\$6,802	\$567
1309	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$866

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes		
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee	Approved Monthly Fee
1310	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1311	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1312	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1313	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1314	\$0	\$0	\$633	\$0	\$3,847	\$0	\$0	\$0	\$176	\$0	\$0	\$4,566	\$380
1315	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1316	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1317	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1318	\$154	\$0	\$489	\$0	\$3,531	\$0	\$0	\$0	\$162	\$0	\$0	\$4,336	\$361
1319	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1320	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1321	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1322	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1323	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1324	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1325	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1326	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1327	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524
1328	\$154	\$0	\$975	\$0	\$7,043	\$0	\$0	\$0	\$323	\$0	\$0	\$8,495	\$708
1329	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$0	\$242	\$0	\$0	\$6,245	\$520
1330	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1331	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$0	\$10,781	\$898
1332	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$0	\$402	\$0	\$0	\$10,390	\$866
1400	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1401	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1402	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1403	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$0	\$318	\$0	\$0	\$8,365	\$697
1404	\$154	\$0	\$960	\$0	\$6,933	\$0	\$0	\$0	\$318	\$0	\$0	\$8,365	\$697
1405	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1406	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1407	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1408	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1409	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$264	\$11,045	\$920
1410	\$0	\$0	\$1,219	\$0	\$8,605	\$0	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1411	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1412	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1413	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1414	\$0	\$0	\$633	\$0	\$3,847	\$0	\$0	\$0	\$176	\$0	\$0	\$4,566	\$380
1415	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1416	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1417	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1418	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1419	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1420	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1421	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1422	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1423	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
1424	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1425	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$264	\$0	\$8,360	\$697
1426	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1427	\$154	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$528	\$0	\$6,967	\$581
1428	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1429	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1430	\$154	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$264	\$6,733	\$561
1431	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1432	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,544	\$879
1500	\$0	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,116	\$510
1501	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1502	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1503	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1504	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1505	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$264	\$0	\$8,575	\$715
1506	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$1,212	\$264	\$9,633	\$803
1507	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1508	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1509	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1510	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1511	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1512	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1513	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1514	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
1515	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1516	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$948	\$0	\$9,105	\$759
1517	\$0	\$0	\$979	\$0	\$7,068	\$0	\$0	\$324	\$0	\$0	\$8,371	\$689
1518	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1519	\$0	\$0	\$987	\$0	\$7,126	\$0	\$0	\$327	\$0	\$0	\$8,440	\$703
1520	\$309	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,935	\$911
1521	\$0	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1522	\$0	\$0	\$966	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,660	\$638
1523	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1524	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1525	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1526	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1527	\$0	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,284	\$524
1528	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1529	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1530	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1531	\$309	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,935	\$911
1532	\$0	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,390	\$866
1600	\$154	\$0	\$715	\$0	\$5,164	\$0	\$0	\$237	\$0	\$0	\$6,270	\$523
1601	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1602	\$0	\$0	\$962	\$0	\$6,946	\$0	\$0	\$319	\$0	\$0	\$8,226	\$686
1603	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684
1604	\$0	\$0	\$960	\$0	\$6,933	\$0	\$0	\$318	\$0	\$0	\$8,211	\$684

FOA 2013 Approved Operating Budget

Unit Assessment Breakdown

Unit	Assessment Type										Notes	
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	ISF Storage	Washer Dryer		Approved Annual Fee
1605	\$154	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,311	\$693
1606	\$309	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,466	\$705
1607	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1608	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1609	\$154	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$264	\$0	\$11,045	\$920
1610	\$154	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,582	\$882
1611	\$0	\$0	\$705	\$0	\$5,093	\$0	\$0	\$234	\$0	\$0	\$6,032	\$503
1612	\$0	\$0	\$728	\$0	\$5,261	\$0	\$0	\$241	\$0	\$0	\$6,231	\$519
1613	\$0	\$0	\$967	\$0	\$6,984	\$0	\$0	\$320	\$0	\$0	\$8,272	\$689
1614	\$0	\$0	\$533	\$0	\$3,847	\$0	\$0	\$176	\$0	\$0	\$4,556	\$380
1615	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1616	\$0	\$0	\$954	\$0	\$6,887	\$0	\$0	\$316	\$0	\$0	\$8,157	\$680
1617	\$0	\$0	\$746	\$0	\$5,390	\$0	\$0	\$247	\$0	\$0	\$6,384	\$532
1618	\$0	\$0	\$489	\$0	\$3,531	\$0	\$0	\$162	\$0	\$0	\$4,182	\$348
1619	\$0	\$0	\$1,219	\$0	\$8,805	\$0	\$0	\$404	\$0	\$0	\$10,428	\$869
1620	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$0	\$10,627	\$886
1621	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
1622	\$154	\$0	\$896	\$0	\$6,468	\$0	\$0	\$297	\$0	\$0	\$7,815	\$651
1623	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1624	\$0	\$0	\$943	\$0	\$6,810	\$0	\$0	\$312	\$0	\$0	\$8,065	\$672
1625	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1626	\$0	\$0	\$947	\$0	\$6,836	\$0	\$0	\$314	\$0	\$0	\$8,096	\$675
1627	\$154	\$0	\$735	\$0	\$5,306	\$0	\$0	\$243	\$0	\$0	\$6,439	\$537
1628	\$0	\$0	\$975	\$0	\$7,043	\$0	\$0	\$323	\$0	\$0	\$8,341	\$695
1629	\$0	\$0	\$730	\$0	\$5,274	\$0	\$0	\$242	\$0	\$0	\$6,246	\$520
1630	\$0	\$0	\$738	\$0	\$5,332	\$0	\$0	\$245	\$0	\$0	\$6,315	\$526
1631	\$0	\$0	\$1,242	\$0	\$8,973	\$0	\$0	\$412	\$0	\$264	\$10,891	\$908
1632	\$154	\$0	\$1,215	\$0	\$8,773	\$0	\$0	\$402	\$0	\$0	\$10,544	\$879
Gas Station:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,537	\$0	\$0	\$5,537	\$461
Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,704	\$0	\$0	\$18,704	\$1,559
Total:	\$16,667	\$0	\$358,873	\$21,382	\$2,951,121	\$0	\$0	\$159,607	\$8,824	\$3,432	\$3,519,906	\$293,326
Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Pko Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multiple user)	Res./Com. LCE (single-user)	General Common Elements	Subsection D Expenses	2013 Budget Approved
<b>INCOME</b>										
<b>ASSESSMENT INCOME</b>										
	Assessments Parking Garage LCE	\$ 16,667								\$ 16,667
30140	Assessments Parking Garage LCE			\$ 358,873	\$ 21,382					\$ 358,873
30142	Assessments Residential LCE									\$ 21,382
30141	Assessments Commercial LCE					2,891,121				\$ 2,891,121
	Assessments R/C LCE									
	Assessments R/C LCE (single user)									
	Assessments General Common Elements									
30143	Assessments Subsection D								\$ 159,607	\$ 159,607
	Total Assessment Income	\$ 16,667		\$ 358,873	\$ 21,382	\$ 2,891,121			\$ 159,607	\$ 3,407,651
<b>OTHER INCOME</b>										
	Late Fees									
30171	Rental Income - Assoc. Owned Condos								\$ 15,000	\$ 15,000
30240	Reserve Interest Income from General								\$ 19,800	\$ 19,800
30287	Bad Debt Recovery					10,000				\$ 10,000
30290	Newsletter Advertising									
30221	Website Advertising									
30225	Parking Fee Income									
30244	Party Room Rental									
30257	Storage Areas					5,500				\$ 5,500
30261	ISF Storage Closets Rental									
30264	Move-in Fees			\$ 8,100						\$ 8,100
30318	Absentee Owner Fees									
30320	In-Unit Repairs Income									
30360	Antenna Rent Income									
30260	Miscellaneous Income								\$ 1,000	\$ 1,000
30382	KeVFOB Income									\$ 2,000
30320	Laundry Income									\$ 43,000
30210	Washer/Dryer in Unit Fees									\$ 3,300
30211	Per Registration Fees									\$ 1,000
30261	Total Other Income			\$ 54,400		\$ 182,500			\$ 35,800	\$ 272,700
<b>INTEREST INCOME</b>										
	Interest - Operating									
	Interest - Reserve									
	Total Interest Income									
	<b>TOTAL INCOME</b>	\$ 16,667		\$ 413,273	\$ 21,382	\$ 3,133,621			\$ 195,407	\$ 3,780,351

FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res. (Com. LCE (multiple user)	Res. (Com. LCE (single-user)	General Common Elements	Subsection D Expenses	2013 Budget Approved	Notes
<b>EXPENSES</b>											
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>											
50400	Bad Debts Expense		\$ 25,000							\$ 25,000	
51020	Postage		\$ 3,000							\$ 3,000	
51041	Postage Meter Lease										
51024	Copier Expenses		\$ 15,000							\$ 15,000	
51031	Cowling and Printing		\$ 2,500							\$ 2,500	
51035	Computer Services		\$ 3,000							\$ 3,000	
51061	Professional Membership Dues and Subscriptions		\$ 720						\$ 80	\$ 80	
51062	Consulting Fees										
51075	Unit Mortgage		\$ 13,500						\$ 1,500	\$ 15,000	
51080	Local Fees - General		\$ 210,000						\$ 90,000	\$ 300,000	
51091	Local Fees - Collections		\$ 80,000							\$ 80,000	
51090	Local Fee Expenses UNPAID from 2012										
51110	Auditing and Accounting		\$ 49,500						\$ 10,000	\$ 10,000	
51120	Financial Management Contract		\$ 9,000						\$ 5,500	\$ 5,500	
51125	Financial Management Schedule B Charoes		\$ 3,000						\$ 1,000	\$ 1,000	
51310	Newsletters										
51065	Website								\$ 1,000	\$ 1,000	
51321	Annual Meeting								\$ 12,000	\$ 12,000	
51330	Recording Secretary								\$ 3,000	\$ 3,000	
61340	Association Owned Unit Repairs #323		\$ 450						\$ 50	\$ 500	
61340	Association Owned Unit Repairs #400		\$ 500						\$ 500	\$ 500	
61340	Association Owned Unit Repairs #522								\$ 2,700	\$ 2,700	
61340	Association Owned Unit Repairs #523		\$ 2,700						\$ 840	\$ 840	
61342	Association Owned Unit Condo Fee #323		\$ 7,580							\$ 7,580	
61342	Association Owned Unit Condo Fee #400		\$ 10,800						\$ 11,600	\$ 11,600	
61342	Association Owned Unit Condo Fee #522								\$ 500	\$ 500	
61342	Association Owned Unit Condo Fee #523		\$ 4,500							\$ 4,500	
51480	Office Equipment										
61232	Towing										
51000	Telephone		\$ 20,000							\$ 20,000	
51025	FEDEX/UPS		\$ 1,700							\$ 1,700	
51030	Office Expense										
51277	Depreciation Expenses										
51277	Social Expenses			\$ 2,500						\$ 2,500	
51500	Miscellaneous		\$ 2,500							\$ 2,500	
	<b>Total Administrative Expenses</b>		\$ 466,930	\$ 2,500					\$ 137,570	\$ 607,000	
<b>UTILITIES</b>											
71010	Water and Sewer		\$ 250,000							\$ 250,000	
71026	Fuel Oil										
71030	Electricity		\$ 300,000							\$ 300,000	
71043	Gas and Other Mileage		\$ 500							\$ 500	
71044	Gas Consumption		\$ 210,000							\$ 210,000	
	<b>Total Utility Expenses</b>		\$ 770,500							\$ 770,500	
<b>CONTRACTS</b>											
61051	Carpet Cleaning Contract			\$ 500						\$ 500	
61180	Grounds Contract		\$ 14,000							\$ 14,000	
61240	Extermination		\$ 6,000							\$ 6,000	
61250	Trash Removal Contract		\$ 63,000							\$ 63,000	
61446	Janitorial Service Contract		\$ 135,000							\$ 135,000	
61095	Front Desk Contract		\$ 50,000							\$ 50,000	
61220	Security Contract		\$ 65,000							\$ 65,000	
61607	Air-Conditioning Contract		\$ 7,500							\$ 7,500	
61760	Water Treatment		\$ 3,750							\$ 3,750	
61623	Elevator Contract		\$ 5,000							\$ 5,000	
	<b>Total Contracts Expenses</b>		\$ 349,250	\$ 500					\$ -	\$ 375,250	



FOA 2013 Approved Operating Budget  
Budget Allocation

Account Number	Account Name	Pro Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res. LCE (multiple user)	Res. LCE (single user)	General Common Elements	Subsection D Expenses	2013 Budget Approved
<b>TAXES AND LICENSE EXPENSES</b>										
71140	Income Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71150	Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71145	Miscellaneous Taxes and Licenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Taxes and License Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INSURANCE EXPENSES</b>										
71050	Insurance Master policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Insurance Fidelity Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Insurance Umbrella	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61370	Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71080	Workers Compensation Insurance - Admin Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71083	Workers Compensation Insurance - Non-Admin Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Insurance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CONTINGENCY FUNDS</b>										
	Operatio Continenc	\$ 1,667	\$ -	\$ 41,327	\$ 2,138	\$ 313,362	\$ -	\$ -	\$ 19,541	\$ 378,035
	Judicment Continenc	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
	Total Contingency Funds	\$ 1,667	\$ -	\$ 41,327	\$ 2,138	\$ 413,362	\$ -	\$ -	\$ 19,541	\$ 478,035
	<b>TOTAL OPERATING EXPENSES</b>	\$ 16,667	\$ -	\$ 134,796	\$ 2,638	\$ 2,746,160	\$ -	\$ -	\$ 195,407	\$ 3,095,669
<b>RESERVE EXPENSES</b>										
	Contribution to Parking Garage LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Storage Area LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to Residential LCE Reserves	\$ -	\$ -	\$ 84,273	\$ 7,544	\$ -	\$ -	\$ -	\$ -	\$ 91,817
	Contribution to Commercial LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to R/C LCE Reserves	\$ -	\$ -	\$ -	\$ -	\$ 256,903	\$ -	\$ -	\$ -	\$ 256,903
	Contribution to R/C LCE (single user) Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Common Elements Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contribution to General Operating Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
90200	Interest Contribution to Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Elevator Loan Payback	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Annual Facade Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Swimming Pool Furniture Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Parking Lot Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Swimming Pool Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Swimming Pool Fences Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Armander Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Asphalt and Parking Lot Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Association Owned Unit HVAC Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Replacement reserve Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other Reserve Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expenses	\$ -	\$ -	\$ 278,477	\$ 18,744	\$ 387,461	\$ -	\$ -	\$ -	\$ 684,682
	<b>TOTAL EXPENSES</b>	\$ 16,667	\$ -	\$ 413,273	\$ 21,382	\$ 3,133,621	\$ -	\$ -	\$ 195,407	\$ 3,720,351
	<b>NET INCOME</b>	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ (0)
	<i>Cash Requirement</i>	\$ 16,667	\$ -	\$ 358,873	\$ 21,382	\$ 2,951,121	\$ -	\$ -	\$ 159,607	\$ 3,507,651

FOA 2013 Approved Operating Budget

Parking and Storage

Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
300	0	1		
301	0	1		
302	0	1		
303	0	1		
304	0	1		
305	0	1		
306	0	1		
307	0	1		
308	0	1		
309	0	1		
310	0	1		
311	0	1		
313	0	1		
323	0	1	11.37040	
324	0	1		
325	0	1		
326	0	1		
327	0	1		
328	0	1		
329	0	1		
330	0	1		
331	14	1	88.62960	
332	0	1		
400	0	1		
401	0	1		
402	0	1		
403	0	1		
404	0	1		
405	1	1		
406	0	1		
407	0	1		
408	0	1		
409	0	1		
410	0	1		
411	0	1		
412	0	1		
413	0	1		
414	0	1		
415	0	1		
416	0	1		
417	0	1		
418	0	1		
419	0	1		
420	0	1		
423	0	1		
424	1	1		
425	0	1		
426	0	1		
427	0	1		
428	0	1		
429	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
430	0	1		
431	0	1		
432	0	1		
500	0	1		
501	0	1		
502	0	1		
503	0	1		
504	0	1		
505	0	1		
506	0	1		
507	0	1		
508	0	1		
509	0	1		
510	1	1		
511	0	1		
512	0	1		
513	0	1		
514	0	1		
515	0	1		
516	0	1		
517	0	1		
518	0	1		
519	0	1		
520	0	1		
521	1	1		
522	0	1		
523	0	1		
524	0	1		
525	0	1		
526	0	1		
527	0	1		
528	0	1		
529	1	1		
530	1	1		
531	1	1		
532	1	1		
600	0	1		
601	0	1		
602	1	1		
603	0	1		
604	0	1		
605	0	1		
606	0	1		
607	0	1		
608	0	1		
609	0	1		
610	0	1		
611	0	1		
612	0	1		
613	0	1		
614	0	1		
615	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
616	1	1		
617	0	1		
618	0	1		
619	1	1		
620	0	1		
621	1	1		
622	0	1		
623	1	1		
624	1	1		
625	0	1		
626	0	1		
627	0	1		
628	0	1		
629	0	1		
630	0	1		
631	0	1		
632	0	1		
700	0	1		
701	0	1		
702	0	1		
703	1	1		
704	0	1		
705	0	1		
706	0	1		
707	0	1		
708	0	1		
709	0	1		
710	0	1		
711	0	1		
712	1	1		
713	0	1		
714	0	1		
715	0	1		
716	0	1		
717	0	1		
718	0	1		
719	0	1		
720	0	1		
721	0	1		
722	0	1		
723	0	1		
724	0	1		
725	1	1		
726	0	1		
727	0	1		
728	0	1		
729	0	1		
730	1	1		
731	0	1		
732	0	1		
800	0	1		
801	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
802	0	1		
803	2	1		
804	0	1		
805	0	1		
806	0	1		
807	0	1		
808	0	1		
809	0	1		
810	1	1		
811	0	1		
812	0	1		
813	0	1		
814	0	1		
815	1	1		
816	0	1		
817	0	1		
818	0	1		
819	1	1		
820	1	1		
821	0	1		
822	1	1		
823	0	1		
824	0	1		
825	0	1		
826	0	1		
827	0	1		
828	2	1		
829	0	1		
830	0	1		
831	0	1		
832	0	1		
900	0	1		
901	0	1		
902	1	1		
903	0	1		
904	0	1		
905	0	1		
906	0	1		
907	0	1		
908	0	1		
909	1	1		
910	1	1		
911	0	1		
912	0	1		
913	0	1		
914	0	1		
915	1	1		
916	0	1		
917	1	1		
918	0	1		
919	1	1		
920	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
921	1	1		
922	1	1		
923	1	1		
924	0	1		
925	0	1		
926	0	1		
927	1	1		
928	0	1		
929	0	1		
930	0	1		
931	0	1		
932	1	1		
1000	1	1		
1001	0	1		
1002	0	1		
1003	0	1		
1004	0	1		
1005	1	1		
1006	0	1		
1007	0	1		
1008	0	1		
1009	0	1		
1010	0	1		
1011	1	1		
1012	0	1		
1013	0	1		
1014	1	1		
1015	0	1		
1016	1	1		
1017	0	1		
1018	0	1		
1019	2	1		
1020	1	1		
1021	0	1		
1022	0	1		
1023	0	1		
1024	0	1		
1025	3	1		
1026	0	1		
1027	0	1		
1028	1	1		
1029	0	1		
1030	0	1		
1031	0	1		
1032	1	1		
1100	1	1		
1101	0	1		
1102	0	1		
1103	0	1		
1104	0	1		
1105	0	1		
1106	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1107	0	1		
1108	0	1		
1109	1	1		
1110	0	1		
1111	0	1		
1112	0	1		
1113	0	1		
1114	0	1		
1115	0	1		
1116	0	1		
1117	0	1		
1118	0	1		
1119	0	1		
1120	0	1		
1121	0	1		
1122	0	1		
1123	0	1		
1124	0	1		
1125	0	1		
1126	0	1		
1127	0	1		
1128	1	1		
1129	0	1		
1130	0	1		
1131	0	1		
1132	2	1		
1200	0	1		
1201	0	1		
1202	0	1		
1203	0	1		
1204	0	1		
1205	0	1		
1206	1	1		
1207	0	1		
1208	0	1		
1209	0	1		
1210	0	1		
1211	0	1		
1212	0	1		
1213	2	1		
1214	0	1		
1215	0	1		
1216	0	1		
1217	0	1		
1218	0	1		
1219	1	1		
1220	0	1		
1221	0	1		
1222	0	1		
1223	0	1		
1224	1	1		
1225	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1226	1	1		
1227	0	1		
1228	0	1		
1229	0	1		
1230	0	1		
1231	0	1		
1232	2	1		
1300	0	1		
1301	0	1		
1302	1	1		
1303	1	1		
1304	0	1		
1305	0	1		
1306	0	1		
1307	0	1		
1308	1	1		
1309	0	1		
1310	1	1		
1311	0	1		
1312	0	1		
1313	0	1		
1314	0	1		
1315	1	1		
1316	0	1		
1317	0	1		
1318	1	1		
1319	0	1		
1320	0	1		
1321	0	1		
1322	0	1		
1323	0	1		
1324	0	1		
1325	0	1		
1326	0	1		
1327	0	1		
1328	1	1		
1329	0	1		
1330	0	1		
1331	1	1		
1332	0	1		
1400	0	1		
1401	0	1		
1402	0	1		
1403	1	1		
1404	1	1		
1405	0	1		
1406	0	1		
1407	0	1		
1408	0	1		
1409	1	1		
1410	0	1		
1411	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1412	0	1		
1413	0	1		
1414	0	1		
1415	0	1		
1416	0	1		
1417	0	1		
1418	0	1		
1419	0	1		
1420	0	1		
1421	0	1		
1422	0	1		
1423	0	1		
1424	0	1		
1425	0	1		
1426	0	1		
1427	1	1		
1428	0	1		
1429	0	1		
1430	1	1		
1431	0	1		
1432	1	1		
1500	0	1		
1501	0	1		
1502	0	1		
1503	0	1		
1504	0	1		
1505	1	1		
1506	0	1		
1507	0	1		
1508	0	1		
1509	0	1		
1510	1	1		
1511	0	1		
1512	0	1		
1513	0	1		
1514	0	1		
1515	0	1		
1516	0	1		
1517	0	1		
1518	0	1		
1519	0	1		
1520	2	1		
1521	0	1		
1522	0	1		
1523	0	1		
1524	0	1		
1525	0	1		
1526	0	1		
1527	0	1		
1528	0	1		
1529	0	1		
1530	0	1		

FOA 2013 Approved Operating Budget

Parking and Storage				
Unit	Garage	Storage	Storage	Notes
	Number of Garage Spaces	Number of Storage Bins	Res./Com. LCE (single-user)	
1531	2	1		
1532	0	1		
1600	1	1		
1601	0	1		
1602	0	1		
1603	0	1		
1604	0	1		
1605	1	1		
1606	2	1		
1607	0	1		
1608	0	1		
1609	1	1		
1610	1	1		
1611	0	1		
1612	0	1		
1613	0	1		
1614	0	1		
1615	0	1		
1616	0	1		
1617	0	1		
1618	0	1		
1619	0	1		
1620	0	1		
1621	1	1		
1622	1	1		
1623	0	1		
1624	0	1		
1625	0	1		
1626	0	1		
1627	1	1		
1628	0	1		
1629	0	1		
1630	0	1		
1631	0	1		
1632	1	1		
Gas Station:	0	0		
Restaurant	0	0		
Total:	108	450	100.00000	

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
300	0.00000	0.22222	0.00000	1.47670	0.17982		0.15251	0.15251
301	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
302	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
303	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
304	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
305	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
306	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
307	0.00000	0.22222	0.00000	1.00969	0.12295		0.10428	0.10428
308	0.00000	0.22222	0.00000	1.54130	0.18769		0.15918	0.15918
309	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
310	0.00000	0.22222	0.00000	2.51777	0.30659		0.26003	0.26003
311	0.00000	0.22222	0.00000	1.45639	0.17735		0.15041	0.15041
313	0.00000	0.22222	0.00000	0.48177	0.05867		0.04976	0.04976
323	0.00000	0.22222	0.00000	1.07430	0.13082	11.37040	0.11095	0.11095
324	0.00000	0.22222	0.00000	1.94739	0.23714		0.20112	0.20112
325	0.00000	0.22222	0.00000	1.56899	0.19106		0.16204	0.16204
326	0.00000	0.22222	0.00000	1.95478	0.23804		0.20188	0.20188
327	0.00000	0.22222	0.00000	2.37748	0.28951		0.24554	0.24554
328	0.00000	0.22222	0.00000	2.01384	0.24523		0.20798	0.20798
329	0.00000	0.22222	0.00000	1.49331	0.18184		0.15423	0.15423
330	0.00000	0.22222	0.00000	1.52469	0.18567		0.15746	0.15746
331	12.96296	0.22222	0.00000	2.54915	0.31042	88.62960	0.26327	0.26327
332	0.00000	0.22222	0.00000	2.50854	0.30547		0.25908	0.25908
400	0.00000	0.22222	0.00000	1.47670	0.17982		0.15251	0.15251
401	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
402	0.00000	0.22222	0.00000	1.98616	0.24186		0.20513	0.20513
403	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
404	0.00000	0.22222	0.00000	1.98246	0.24141		0.20474	0.20474
405	0.92593	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
406	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
407	0.00000	0.22222	0.00000	1.00969	0.12295		0.10428	0.10428
408	0.00000	0.22222	0.00000	1.54130	0.18769		0.15918	0.15918
409	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
410	0.00000	0.22222	0.00000	2.51777	0.30659		0.26003	0.26003
411	0.00000	0.22222	0.00000	1.45639	0.17735		0.15041	0.15041
412	0.00000	0.22222	0.00000	1.50437	0.18319		0.15537	0.15537
413	0.00000	0.22222	0.00000	1.99723	0.24321		0.20627	0.20627
414	0.00000	0.22222	0.00000	1.10014	0.13397		0.11362	0.11362
415	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
416	0.00000	0.22222	0.00000	1.96954	0.23984		0.20341	0.20341
417	0.00000	0.22222	0.00000	1.54130	0.18769		0.15918	0.15918
418	0.00000	0.22222	0.00000	1.00969	0.12295		0.10428	0.10428
419	0.00000	0.22222	0.00000	2.51777	0.30659		0.26003	0.26003
420	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
423	0.00000	0.22222	0.00000	1.94739	0.23714		0.20112	0.20112
424	0.92593	0.22222	0.00000	1.94739	0.23714		0.20112	0.20112
425	0.00000	0.22222	0.00000	1.95478	0.23804		0.20188	0.20188
426	0.00000	0.22222	0.00000	1.95478	0.23804		0.20188	0.20188
427	0.00000	0.22222	0.00000	1.51731	0.18476		0.15670	0.15670
428	0.00000	0.22222	0.00000	2.01384	0.24523		0.20798	0.20798
429	0.00000	0.22222	0.00000	1.50808	0.18364		0.15575	0.15575
430	0.00000	0.22222	0.00000	1.52469	0.18567		0.15746	0.15746
431	0.00000	0.22222	0.00000	2.56576	0.31244		0.26499	0.26499
432	0.00000	0.22222	0.00000	2.50854	0.30547		0.25908	0.25908
500	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
501	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
502	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
503	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
504	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
505	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
506	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
507	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
508	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
509	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786

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Unit Percentages

Unit	Percentage Responsibility								Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	Subsection D Expenses	
510	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
511	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637	
512	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119	
513	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072	
514	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056	
515	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
516	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
517	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	
518	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
519	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
520	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
521	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
522	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
523	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
524	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
525	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
526	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
527	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249	
528	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239	
529	0.92593	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156	
530	0.92593	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323	
531	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
532	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211	
600	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841	
601	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
602	0.92593	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
603	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
604	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
605	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
606	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
607	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
608	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	
609	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
610	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
611	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637	
612	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119	
613	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072	
614	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056	
615	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
616	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
617	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	
618	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
619	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304	
620	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786	
621	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
622	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589	
623	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
624	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571	
625	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
626	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646	
627	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249	
628	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239	
629	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156	
630	0.00000	0.22222	0.20073	0.00000	0.17630		0.14952	0.14952	
631	0.00000	0.22222	0.30484	0.00000	0.26773		0.22707	0.22707	
632	0.00000	0.22222	0.38479	0.00000	0.33794		0.28661	0.28661	
700	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841	
701	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
702	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961	
703	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
704	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924	
705	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
706	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794	
707	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147	
708	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490	

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Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
709	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
710	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
711	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
712	0.92593	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
713	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
714	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
715	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
716	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
717	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
718	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
719	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
720	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
721	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
722	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
723	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
724	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
725	0.92593	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
726	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
727	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
728	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
729	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
730	0.92593	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
731	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
732	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
800	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
801	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
802	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
803	1.85185	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
804	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
805	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
806	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
807	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
808	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
809	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
810	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
811	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
812	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
813	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
814	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
815	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
816	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
817	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
818	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
819	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
820	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
821	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
822	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
823	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
824	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
825	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
826	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
827	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
828	1.85185	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
829	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
830	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
831	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
832	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
900	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
901	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
902	0.92593	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
903	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
904	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
905	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
906	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
907	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147

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Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	
908	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
909	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
910	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
911	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
912	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
913	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
914	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
915	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
916	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
917	0.92593	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
918	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
919	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
920	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
921	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
922	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
923	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
924	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
925	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
926	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
927	0.92593	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
928	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
929	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
930	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
931	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
932	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1000	0.92593	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1001	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1002	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1003	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1004	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1005	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1006	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1007	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1008	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1009	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1010	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1011	0.92593	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1012	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1013	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1014	0.92593	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1015	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1016	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1017	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1018	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1019	1.85185	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1020	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1021	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1022	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1023	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1024	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1025	2.77778	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1026	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1027	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1028	0.92593	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1029	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1030	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1031	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1032	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1100	0.92593	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1101	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1102	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1103	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1104	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1105	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1106	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
1107	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1108	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1109	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1110	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1111	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1112	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1113	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1114	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1115	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1116	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1117	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1118	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1119	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1120	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1121	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1122	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1123	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1124	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1125	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1126	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1127	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1128	0.92593	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1129	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1130	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1131	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1132	1.85185	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1200	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1201	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1202	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1203	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1204	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1205	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1206	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1207	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1208	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1209	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1210	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1211	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1212	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1213	1.85185	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1214	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1215	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1216	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1217	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1218	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1219	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1220	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1221	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1222	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1223	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1224	0.92593	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1225	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1226	0.92593	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1227	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1228	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1229	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1230	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1231	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1232	1.85185	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1300	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1301	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1302	0.92593	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1303	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1304	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1305	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single-user)	General Common Elements	
1306	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1307	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1308	0.92593	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1309	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1310	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1311	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1312	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1313	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1314	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1315	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1316	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1317	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1318	0.92593	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1319	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1320	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1321	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1322	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1323	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1324	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1325	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1326	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1327	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1328	0.92593	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1329	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1330	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1331	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1332	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1400	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1401	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1402	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1403	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1404	0.92593	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1405	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1406	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1407	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1408	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1409	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1410	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1411	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1412	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1413	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1414	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1415	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1416	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1417	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1418	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1419	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1420	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1421	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1422	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1423	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1424	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1425	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1426	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1427	0.92593	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1428	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1429	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1430	0.92593	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1431	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1432	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1500	0.00000	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1501	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1502	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1503	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1504	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	
1505	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1506	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1507	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1508	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1509	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1510	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1511	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1512	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1513	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1514	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1515	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1516	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1517	0.00000	0.22222	0.27271	0.00000	0.23951		0.20313	0.20313
1518	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1519	0.00000	0.22222	0.27492	0.00000	0.24148		0.20480	0.20480
1520	1.85185	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1521	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1522	0.00000	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1523	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1524	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1525	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1526	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1527	0.00000	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1528	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1529	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1530	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1531	1.85185	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1532	0.00000	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211
1600	0.92593	0.22222	0.19925	0.00000	0.17499		0.14841	0.14841
1601	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1602	0.00000	0.22222	0.26799	0.00000	0.23536		0.19961	0.19961
1603	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1604	0.00000	0.22222	0.26749	0.00000	0.23492		0.19924	0.19924
1605	0.92593	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1606	1.85185	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1607	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1608	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1609	0.92593	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1610	0.92593	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1611	0.00000	0.22222	0.19651	0.00000	0.17258		0.14637	0.14637
1612	0.00000	0.22222	0.20298	0.00000	0.17827		0.15119	0.15119
1613	0.00000	0.22222	0.26948	0.00000	0.23667		0.20072	0.20072
1614	0.00000	0.22222	0.14844	0.00000	0.13036		0.11056	0.11056
1615	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1616	0.00000	0.22222	0.26575	0.00000	0.23338		0.19794	0.19794
1617	0.00000	0.22222	0.20797	0.00000	0.18264		0.15490	0.15490
1618	0.00000	0.22222	0.13624	0.00000	0.11965		0.10147	0.10147
1619	0.00000	0.22222	0.33972	0.00000	0.29835		0.25304	0.25304
1620	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1621	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1622	0.92593	0.22222	0.24956	0.00000	0.21917		0.18589	0.18589
1623	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1624	0.00000	0.22222	0.26276	0.00000	0.23076		0.19571	0.19571
1625	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1626	0.00000	0.22222	0.26376	0.00000	0.23164		0.19646	0.19646
1627	0.92593	0.22222	0.20473	0.00000	0.17980		0.15249	0.15249
1628	0.00000	0.22222	0.27173	0.00000	0.23864		0.20239	0.20239
1629	0.00000	0.22222	0.20348	0.00000	0.17870		0.15156	0.15156
1630	0.00000	0.22222	0.20572	0.00000	0.18067		0.15323	0.15323
1631	0.00000	0.22222	0.34619	0.00000	0.30404		0.25786	0.25786
1632	0.92593	0.22222	0.33847	0.00000	0.29726		0.25211	0.25211

FOA 2013 Approved Operating Budget

Unit Percentages

Unit	Percentage Responsibility							Notes
	Pkg Garage LCE (single user)	Storage LCE (single user)	Residential LCE (multi user)	Comm. LCE (multi user)	Res./Com. LCE (multi user)	Res./Com. LCE (single user)	General Common Elements	
Gas Station:	0.00000	0.00000	0.00000	0.00000	0.00000		3.46923	3.46923
Restaurant	0.00000	0.00000	0.00000	0.00000	0.00000		11.71891	11.71891
Total:	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000	100.00000

Total Amount

Parking space 0.92593

**APPENDIX TO EXAMINER'S REPORT:  
DOC 31**