

Special Assessment Tracking Sheet (Updated 10/1/2008)						
Current Balance is in bold						
Item	Date	Spent	Assessed	Balance	Notes	
<b>Roof Replacement</b>			\$354,880			
		\$31,600	\$0	\$323,280	<i>Crane &amp; start delay increased price</i>	
	4/15/08	\$2,000		\$321,280	deposit for roof consultant needs to be reimbursed to rental account	
	4/29/08	\$115,944		\$207,336	contract execution	
	5/30/08	\$115,944		\$91,392	materials delivered	
		\$115,944		-\$24,552	7/22/2008	
		\$38,648		-\$63,200	<b>complete -8/12/2008</b>	
	8/12/08	\$2,280		<b>-\$65,480</b>	rem.6 metal roof drains <b>-complete</b>	
<b>Cooling Tower final balance</b>			\$60,000		<b>Complete</b>	
Expense 1	2/19/08	\$17,894		\$42,106		
	2/27/08	\$42,654		-\$548		
check ordered	4/25/08	\$2,100		<b>-\$2,648</b>	Install of cooling tower submeter	
<b>Jon Anderson Engineer</b>			\$4,300			
Expense 1		\$4,300		<b>\$0</b>	<b>Complete</b>	
<b>Housekeeping/Engineering Equipment</b>			\$15,000			
Expense 1	3/11/08	\$2,362		\$12,638	<i>Vacuum</i>	
Expense 2	3/18/08	\$2,674		<b>\$9,964</b>	<i>shampooer</i>	
Expense 3					<i>Will save approx. 1/2 day a week</i>	
Expense 4					<i>in manpower</i>	
<b>Fire Water Protection System</b>			\$69,400			
Ace Fire sprinklers	4/3/08	\$4,400		\$65,000		
Ace Fire sprinklers	4/29/08	\$4,300		<b>60,700</b>	butterfly valve, fittings	
					The cost of this system will be around \$20,000- our engineer is working with ACE to do repairs in stages	
<b>Northeast Sump Pumps</b>			\$26,950			
Expense 1				<b>\$26,950</b>		
Expense 2					Engineer is working on getting actual cost estimates on this equipment; also one at-a-time	
<b>Control System for Pneumatic, Chillers Boilers systems</b>			\$25,000		system evaluation in progress with an engineering firm and our staff engineer- chiller boiler system will NOT be done (obsolete system)	
Expense 1				<b>\$25,000</b>		
<b>Chiller Pipe Insulation</b>			\$15,000			
US Contracting Expense 1	1/7/08	\$600		\$14,400		
US Contracting Expense 2	1/7/08	\$675		\$13,725		
US Contracting Expense 3	1/7/08	\$350		\$13,375		
US Contracting Expense 4	1/7/08	\$2,100		<b>\$11,275</b>	part of this project was completed (5th floor) by our current staff engineer for only \$80 labor-parts -project obsolete	
<b>Engineering Equip: generator, compressor sump pumps</b>			\$10,000			
Expense 1				<b>\$10,000</b>		
Expense 2					Engineer calculate cost will be approx. \$1,500 total	
<b>Hot Water Pipes Insulation</b>			\$2,540			
Expense 1				<b>\$2,540</b>	garage pipes- no need to insulate these pipes; obsolete (part of heater system upgrade- project in progress)	
<b>9th floor pipe repair &amp; Studio B pipe repair</b>			\$13,200			
Expense 1	12/11/07	\$13,200		<b>\$0</b>	<b>Complete</b>	
<b>Cracked pipes 7th floor &amp; Mike's</b>			\$7,950			
Expense 1	12/11/07	\$7,950		<b>\$0</b>	<b>Complete</b>	
<b>camera inspection of well</b>			\$2,000			
Expense 1				<b>\$2,000</b>	??	
<b>Fire pump oil heater TAW</b>			\$2,300			
Expense 1	1/18/08	\$786		<b>\$1,514</b>	<i>Batteries for Fire Pump</i>	
<b>Sewer pipe snake out 10/1/07 &amp; cleanup</b>			\$3,000			
Expense 1	12/11/07	\$3,000		<b>\$0</b>	<b>Complete</b>	
<b>Gym floors and repairs</b>			\$15,000			
Expense 1		\$7,426		<b>\$7,574</b>	<i>Repairs per Liability Ins. Recommendations (6/08)</i> <b>COMPLETE</b>	
<b>Chillers, Boiler Strainers, filters</b>			\$4,500			
Expense 1	2/5/08	\$4,500		\$0		
Tropic Air	4/15/08	\$2,495		<b>-\$2,495</b>		
<b>35th floor risers</b>			\$20,000			
Expense 1				<b>\$20,000</b>		
<b>Generator Fire Pump Service</b>			\$1,600			
Expense 1				<b>\$1,600</b>	we have new service contract with Detroit diesel	
<b>Insurance Premium Due Jan 29, 2008</b>			\$60,000			
	1/29/08	\$2,769		\$57,231		
	1/29/08	\$4,728		\$52,503		
	1/30/08	\$55,000		<b>-\$2,497</b>	<b>Complete</b>	
<b>Portion of operating deficit from below</b>			\$30,000			
Expense 1	1/16/08	\$30,000		<b>\$0</b>	<b>Complete</b>	
<b>Bank loan payments for Jan &amp; Feb</b>			\$40,352			
Expense 1	2/5/08	\$20,176		\$20,176		
Expense 2	2/8/08	\$20,176		<b>\$0</b>		

Estimate of Oct-December repair costs not budgeted				\$55,016	\$55,016
US Contracting	Expense 1	1/16/08	\$6,625		\$48,391
Florida's Choice	Expense 2	1/29/09	\$5,050		\$43,341
Florida's Choice	Expense 3	1/29/08	\$5,050		\$38,291
Florida's Choice	Expense 4	1/29/08	\$1,125		\$37,166
Florida's Choice	expense 5	1/29/08	\$3,925		\$33,241
Florida's Choice	Expense 6	4/29/08	\$675		<b>\$32,566</b>
Property Tax due 11/26 (reimburse rental account)				\$29,441	\$35,173
					<b>\$5,732 Complete</b>
Fire Rated Doors				\$10,000	Ordered 6/24/08; installed
Expense 1				\$8,694	<b>\$1,306 COMPLETE</b>
Addition for delinquent units				\$165,300	
				<b>SPENT</b>	<b>ASSESSED</b>
TOTAL STAGE I :				<b>\$707,960</b>	<b>\$1,048,461</b>
					<b>\$340,501</b>
Stage II					
Floor Drain System					
Expense 1					
					<b>\$50,000</b>
					<b>\$50,000</b>
Trash Chute doors					
Expense 1					
					<b>\$16,000</b>
Expense 2					
					<b>\$16,000</b>
Waterproofing Rooftop Mechanical Room					
				<b>\$8,975</b>	<b>COMPLETE</b>
Florida's Choice	Expense 1	1/29/08	\$5,050	\$3,925	deposit
Florida's Choice	Expense 2	1/29/08	\$3,925	\$0	1,125 taken from R&M above
Florida's Choice	change order 1	4/25/08	\$675	-\$675	Extra sq ft of restoration
Security Technology & Cameras					
Expense 1					
					<b>\$30,250</b>
					<b>\$30,250</b>
Pool Automatic Chemical Feeders					
					<b>\$6,000</b>
Sunny Isles Pools	Expense 1	4/15/08	\$2,247		<b>\$3,753</b>
vendor never fully installed, former engineer did not ever used equipment/or requested co to properly install; manage requesting full refund from vendor if necessary expense; pool servicer provides this equipment FREE of charge					
Master key System					
Expense 1					
					<b>\$5,000</b>
					<b>\$5,000</b>
West staircase louvers					
Expense 1					
					<b>\$46,025</b>
					<b>\$46,025</b>
commercial elevator replacement					
Expense 1					
					<b>\$340,000</b>
					<b>\$340,000</b>
Ace Elevator	on or about	4/25/08	\$12,830		<b>\$327,170</b>
Temporary repair; pending full modernization (estimate \$128K)					
Reimburse Operating Deficit					
		1/2/08	\$50,000		\$145,845
		1/16/08	\$70,000		<b>\$75,845</b>
		5/26/08	\$40,000		<b>\$35,845</b>
		7/2/08	\$35,845		<b>\$0 COMPLETE</b>
Loan Repayment (#8)					
				<b>\$855,833</b>	
		2/5/08	\$20,176		\$835,657
		2/19/08	\$200,000		\$635,657
		4/10/08	\$4,546		\$631,111
		4/10/08	\$20,175		\$610,936
		4/10/08	\$100,000		\$510,936
		4/17/08	\$125,000		\$385,936
		5/7/08	\$2,068		\$383,868
		6/2/2008	\$180,000		\$203,868
		6/2/08	\$15,400		\$188,468
		7/23/08	\$2,159		\$186,309
		8/28/08	\$1,445		\$184,864
		9/16/08	\$1,225		<b>\$183,639</b>
Reimburse Loan #8					
		2/27/08	49,200		<b>\$0 complete</b>
Additional Funds for Uncollectible Accounts (52 units estimate)				<b>\$104,520</b>	<b>\$0</b>
					8/26/08 - complete
Additional Assessment for Delinquent Units				<b>\$320,000</b>	<b>\$320,000</b>
				<b>SPENT</b>	<b>ASSESSED</b>
TOTAL STAGE II :				<b>\$941,966</b>	<b>\$2,027,648</b>
TOTAL				<b>1,649,926</b>	<b>\$3,076,109</b>
					<b>\$1,426,183</b>
While all of the projects in Stage I of the assessment are urgent in nature, we cannot begin them or any project until adequate funds are received. Since adequate funds were not received in order to pay off the bank loan in time, the association will incur additional interest expense which will cause a cost overrun on this line item. Some of the dates have been adjusted to reflect when they were actually posted by Continental					
Board of Directors					
Updated: 10/1/08					