

Comparison of 2002 Operational Budgets of Condo #1 and Condo #2

Condo #1 usable space (m ²):	863.62
Condo #2 usable space (m ²):	816.54

No	Item	Condo #1 (annually)	Condo #1 (annual cost per 1 sqm)	Condo #2 (annually)	Condo #2 (annual cost per 1 sqm)	Condo #1/Condo #2 (unit costs)
A. OPERATIONAL BUDGET						
1.	Condo Inflows, incl.:	18,318.77 zł	21.21 zł	13,350.00 zł	16.35 zł	29.7%
1.1	Assessment fees, incl.:	10,709.08 zł	12.40 zł	4,450.00 zł	5.45 zł	127.5%
1.2	Utilities, incl.:	7,609.21 zł	8.81 zł	8,900.00 zł	10.90 zł	-19.2%
1.2.1	Water and Sewage	6,583.21 zł	7.62 zł	8,000.00 zł	9.80 zł	-22.2%
1.2.2	Garbage	1,026.00 zł	1.19 zł	900.00 zł	1.10 zł	7.8%
1.2.3	Central heating and hot water	0.00 zł	0.00 zł	0.00 zł	0.00 zł	0.0%
1.3	Other inflows	0.48 zł	0.00 zł	0.00 zł	0.00 zł	-
2.	Common property management costs incl.:	10,858.03 zł	12.57 zł	4,450.00 zł	5.45 zł	130.7%
2.1	Management fee	4,767.24 zł	5.52 zł	0.00 zł	0.00 zł	-
2.2	Electricity in common property	210.08 zł	0.24 zł	200.00 zł	0.24 zł	-0.7%
2.3	Chimney maintenance	155.15 zł	0.18 zł	150.00 zł	0.18 zł	-2.2%
2.4	Renovation and maintenance	2,003.10 zł	2.32 zł	0.00 zł	0.00 zł	-
2.5	Technical surveys of the building	1,578.33 zł	1.83 zł	0.00 zł	0.00 zł	-
2.6	Cleaning (interior - halls and staircases)	558.17 zł	0.65 zł	0.00 zł	0.00 zł	-
2.7	Garbage (big size)	94.16 zł	0.11 zł	0.00 zł	0.00 zł	-
2.8	Property Insurance	688.00 zł	0.80 zł	500.00 zł	0.61 zł	30.1%
2.9	Bank services	659.16 zł	0.76 zł	600.00 zł	0.73 zł	3.9%
2.10	Other costs	47.00 zł	0.05 zł	0.00 zł	0.00 zł	-
2.11	Technical assistance (urgent)	97.64 zł	0.11 zł	0.00 zł	0.00 zł	-
2.12	Adjacent ground maintenance	0.00 zł	0.00 zł	3,000.00 zł	3.67 zł	-
3.	Costs related to the units, incl.:	7,402.80 zł	8.57 zł	8,900.00 zł	10.90 zł	-21.4%
3.1	Cold water and Sewage	6,376.68 zł	7.38 zł	8,000.00 zł	9.80 zł	-24.6%
3.2	Garbage (bins)	1,026.12 zł	1.19 zł	900.00 zł	1.10 zł	7.8%
4.	Difference between inflows and outflows (1-2-3)	57.94 zł	0.07 zł	0.00 zł	0.00 zł	-
5.	Accounts receivable and obligations					
5.1	Receivables, incl.:	143.39 zł	0.17 zł	0.00 zł	0.00 zł	-
5.1.1	Owners's obligations	143.39 zł	0.17 zł	0.00 zł	0.00 zł	-
5.1.2	Other	0.00 zł	0.00 zł	0.00 zł	0.00 zł	-
5.2	Obligations, incl.:	1,688.26 zł	1.95 zł	0.00 zł	0.00 zł	-
5.2.1	Owners's overpayment	154.04 zł	0.18 zł	0.00 zł	0.00 zł	-
5.2.2	Other	1,534.22 zł	1.78 zł	0.00 zł	0.00 zł	-
6.	Cashflow Budget (operations)					
6.1	Opening Balance (Jan. 1, 2002)	1,141.50 zł	1.32 zł	0.00 zł	0.00 zł	-
6.2	2002 Inflows	19,271.74 zł	22.32 zł	13,350.00 zł	16.35 zł	36.5%
6.3	Civil inflows in 2002	0.48 zł	0.00 zł	0.00 zł	0.00 zł	-
6.4	Costs not covered till Dec. 31, 2001	1,715.49 zł	1.99 zł	0.00 zł	0.00 zł	-
6.5	2002 Outflows	16,737.46 zł	19.38 zł	13,350.00 zł	16.35 zł	18.5%
6.6	Closing Balance (Dec. 31, 2002)	1,960.77 zł	2.27 zł	0.00 zł	0.00 zł	-
B. CAPITAL BUDGET						
1.	Inflows, incl.:	13,046.55 zł	15.11 zł	20,576.81 zł	25.20 zł	-40.1%
1.1	Renovation assessments	12,978.24 zł	15.03 zł	20,576.81 zł	25.20 zł	-40.4%
1.2	Other inflows	68.31 zł	0.08 zł	0.00 zł	0.00 zł	-
2.	Outflows	384.93 zł	0.45 zł	20,576.81 zł	25.20 zł	-98.2%
3.	Balance (1-2)	12,661.62 zł	14.66 zł	0.00 zł	0.00 zł	-
3.1	Increasing next year inflows	12,661.62 zł	14.66 zł	0.00 zł	0.00 zł	-
3.2	Decreasing next year inflows	0.00 zł	0.00 zł	0.00 zł	0.00 zł	-
4.	Accounts receivable and obligations					
4.1	Receivables, incl.:	771.04 zł	0.89 zł	0.00 zł	0.00 zł	-
4.1.1	Owners's obligations	771.04 zł	0.89 zł	0.00 zł	0.00 zł	-
4.1.2	Other	0.00 zł	0.00 zł	0.00 zł	0.00 zł	-
4.2	Obligations, incl.:	1.07 zł	0.00 zł	0.00 zł	0.00 zł	-
4.2.1	Owners's overpayment	1.07 zł	0.00 zł	0.00 zł	0.00 zł	-
4.2.2	Other	0.00 zł	0.00 zł	0.00 zł	0.00 zł	-
5.	Cashflow Budget (capital)					
5.1	Opening Balance (Jan. 1, 2002)	8,806.01 zł	10.20 zł	0.00 zł	0.00 zł	-
5.2	2002 Inflows	14,505.97 zł	16.80 zł	20,576.81 zł	25.20 zł	-33.3%
5.3	Civil inflows in 2002	68.31 zł	0.08 zł	0.00 zł	0.00 zł	-
5.4	Costs not covered till Dec. 31, 2001	0.00 zł	0.00 zł	0.00 zł	0.00 zł	-
5.5	2002 Outflows	384.93 zł	0.45 zł	20,576.81 zł	25.20 zł	-98.2%
5.6	Closing Balance (Dec. 31, 2002)	22,995.36 zł	26.63 zł	0.00 zł	0.00 zł	-

OPERATIONAL & CAPITAL BUDGET - COMPARISON OF 1999 AND 2002 VALUES

Chopina 42, Sopot

Usable space of the building (m²):

836.62

No	Item	1999		2002	2002/1999
		Nominal	Real	Nominal	Real Change
A. OPERATIONAL BUDGET					
1.	Condo Inflows, incl.:	15,100.00 zł	17,872.73 zł	18,318.77 zł	2.5%
1.1	Assessment fees, incl.:	8,600.00 zł	10,179.17 zł	10,709.08 zł	5.2%
1.2	Utilities, incl.:	6,500.00 zł	7,693.56 zł	7,609.21 zł	-1.1%
1.2.1	Water and Sewege			6,583.21 zł	
1.2.2	Garbage			1,026.00 zł	
1.2.3	Central heating and hot water			0.00 zł	
1.3	Other inflows			0.48 zł	
2.	Common property management costs incl.:	8,700.00 zł	10,297.53 zł	10,858.03 zł	5.4%
2.1	Management fee			4,767.24 zł	
2.2	Electricity in common property			210.08 zł	
2.3	Chimney maintenance			155.15 zł	
2.4	Renovation and maintenance			2,003.10 zł	
2.5	Technical surveys of the building			1,578.33 zł	
2.6	Cleaning (interior - halls and staircases)			558.17 zł	
2.7	Garbage (big size)			94.16 zł	
2.8	Property Insurance			688.00 zł	
2.9	Bank services			659.16 zł	
2.10	Other costs			47.00 zł	
2.11	Technical assistance (urgent)			97.64 zł	

3.	Costs related to the units, incl.:	6,350.00 zl	7,516.02 zl	7,402.80 zl	-1.5%
3.1	Cold water and Sewage			6,376.68 zl	
3.2	Garbage (bins)			1,026.12 zl	
4.	Difference between inflows and outflows (1-2-3)	50.00 zl	59.18 zl	57.94 zl	-2.1%
5.	Accounts receivable and obligations				
5.1	Receivables, incl.:	300.00 zl	355.09 zl	143.39 zl	-59.6%
5.1.1	Owners's obligations	300.00 zl	355.09 zl	143.39 zl	-59.6%
5.1.2	Other			0.00 zl	
5.2	Obligations, incl.:	0.00 zl	0.00 zl	1,688.26 zl	0.0%
5.2.1	Owners's overpayment	0.00 zl	0.00 zl	154.04 zl	0.0%
5.2.2	Other			1,534.22 zl	
6.	Cashflow Budget (operations)				
6.1	Opening Balance (Jan. 1, 2002)			1,141.50 zl	
6.2	2002 Inflows			19,271.74 zl	
6.3	Civil inflows in 2002			0.48 zl	
6.4	Costs not covered till Dec. 31, 2001			1,715.49 zl	
6.5	2002 Outflows			16,737.46 zl	
6.6	Closing Balance (Dec. 31, 2002)			1,960.77 zl	
B. CAPITAL BUDGET					
1.	Inflows, incl.:			13,046.55 zl	
1.1	Renovation assessments			12,978.24 zl	
1.2	Other inflows			68.31 zl	
2.	Outflows			384.93 zl	
3.	Balance (1-2)			12,661.62 zl	
3.1	Increasing next year inflows			12,661.62 zl	

3.2	Decreasing next year inflows			0.00 zl	
4.	Accounts receivable and obligations				
4.1	Receivables, incl.:			771.04 zl	
4.1.1	Owners's obligations			771.04 zl	
4.1.2	Other			0.00 zl	
4.2	Obligations, incl.:			1.07 zl	
4.2.1	Owners's overpayment			1.07 zl	
4.2.2	Other			0.00 zl	
5.	Cashflow Budget (capital)				
5.1	Opening Balance (Jan. 1, 2002)			8,806.01 zl	
5.2	2002 Inflows			14,505.97 zl	
5.3	Civil inflows in 2002			68.31 zl	
5.4	Costs not covered till Dec. 31, 2001			0.00 zl	
5.5	2002 Outflows			384.93 zl	
5.6	Closing Balance (Dec. 31, 2002)			22,995.36 zl	

Consumer Price Index Table

(previous year = 100)

Source of data: Major Statistic Office (www.stat.gov.pl)

Year	CPI
1996	19.9%
1997	14.9%
1998	11.8%
1999	7.3%
2000	10.1%
2001	5.5%
2002	1.9%

