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| | **Autumn Ridge at Manchester Condo Assoc** | | |
| | **2021 Operating Budget** | | |
| | **12.14.20** | | |
| | | Annual | Monthly |
| **Expenses** | | | |
| | Administration | | |
| | Management Fee | 12,000 | |
| | FHA Certification | 1,000 | |
| | Legal | 500 | |
| | Accounting (Tax Filing, Audit) | 6,000 | |
| | D&O Insurance | 2,500 | |
| | **Total Administration** | **22,000** | **$22** |
| | | | |
| | | | |
| **Land and Building Operations** | | | |
| | Common Electric | 3,000 | |
| | Landscape and Maintenance | 40,000 | |
| | General Repair & Maintenance | 1,000 | |
| | Storm Water Maintenance | 2,000 | |
| | Snow Removal | 5,000 | |
| | Trash Removal | 12,000 | |
| | Street Cleaning/Driveway Vacuuming | 2,500 | |
| | Insurance | 41,000 | |
| | Powerwashing/ Gutter Cleaning | 6,000 | |
| | Twp Reimbursement (Electric and Snow Removal) | -2,000 | |
| | **Total Land & Building Operations** | **110,500** | **$112** |
| **Total Annual Expenses /Monthly Fee** | | **132,500** | **$135** |
| | | | |
| **Common Reserves** | | | |
| | Roofing | 8,000 | |
| | Gutters and Leaders | 1,500 | |
| | Roadways Resurface | 1,100 | |
| | Driveways | 400 | |
| | Sidewalks | 3,600 | |
| | Fencing | 400 | |
| | Subtotal Maintenance Reserves | 15,000 | |
| | Misc Items Contingency Reserves | 0 | |
| | **Reserves** | **15,000** | **$15** |
| | | | |
| | **Total Annual Expenses Per Unit / Monthly Fee** | 147,500 | $150 |
| | | | |
| | **Initial Capital Contribution (3 Months Maintenance Fee)** | | $450 |

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| | **Autumn Ridge at Manchester Condo Assoc** | | | | | |
| | **Homes For All, Inc.** | | | | **as of ...** | |
| | **Public Offering Operating Budget** | | | | | |
| | **Townhomes** | | | | | |
| | | | | | | |
| | | | | | | |
| | **Calculations** | | | | | |
| | | Total Project Quantity | | Cost / | Total | Useful Life yrs | Annual Pro Rate to Reserves |
| | Roofing | | sq | 150.00 | | 30 | |
| | Gutters and Leaders | 8760 | lf | 5.00 | 43,800 | 30 | 1,460 |
| | Roadways & Parking | | | | | | |
| | Resurface 1 1/2 " FABC | 8344 | sy | 4.00 | 33,374 | 30 | 1,112 |
| | | | | | | | |
| | Porous Driveways | 2000 | sy | 4.00 | 8,000 | 20 | 400 |
| | | | | | | | |
| | Sidewalks | 22350 | sf | 4.00 | 89,400 | 25 | 3,576 |
| | Fencing | 110 | lf | 15.00 | 1,650 | 30 | 55 |
| | **Total Annual Reserves** | | | | | | |
| | | | | | | | |
| | Quantity Take Off Data Estimate | | | | | | |
| | | SQ / LF | # | Total | | | |
| | Roofing | 10.5 | | | | | |
| | 2 BR End | 20.67 | | | | | |
| | 3 BR | 20.67 | 55 | 1136.85 | | | |
| | 3 BR End | | 17 | 351.39 | | | |
| | | | | | | | |
| | Gutters and Leaders | 84 | | | | | |
| | 2 BR End | 110 | 10 | 840 | | | |
| | 3 BR | 110 | 55 | 6050 | | | |
| | 3 BR End | | 17 | 1870 | | | |
| | | | | 8760 | | | |
| | | | | | | | |
| | | | | | | | |
| | | L | W | SF | SY | | |
| | Roadways | 2235 | 28 | 62580 | 6953 | | |
| | Parking areas | 715 | 17.5 | 12512.5 | 1390 | 8344 | sy |
| | Sidewalk | 4470 | 5 | 22350 | | | |
| | Driveways | 250 | 72 | 18000 | 2000 | | |
| | Fencing | 110 | | | | | |
| | | | | | | | |
| | Model Mix | Bedrooms | Baths | SF | # units | | |
| | A) 2 BR AFF | 2 | 1.5 | 1143 | 10 | | |
| | B) 3 BR | 3 | 2.5 | 1988 | 48 | | |
| | C) 3 BR AFF | 3 | 3.0 | 1899 | 7 | | |
| | D) 3 BR End | 3 | 2.5 | 2002 | 17 | | |
| | **Total Units** | **82** | | | | | |
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