

**Autumn Ridge @ Manchester Condo Assoc  
2022 Operating Budget**

**1.1.22**

	Annual	Monthly / Unit
<b>Admin Expenses</b>		
Management Fee	15,000	
FHA Certification	1,000	
Legal	500	
Accounting	6,500	
D&O / Umbrella Insurance	1,200	
<b>Total Administration</b>	<u>24,200</u>	<b>\$25</b>
 <b>Land and Building Operations</b>		
Common Electric	3,000	
Landscape and Maintenance	44,000	
General Repair & Storm Water Maintenance	3,250	
Snow Removal	25,500	
Trash Removal	22,500	
Street Cleaning / Driveway Vaccum	2,500	
Insurance	35,000	
Technology	250	
Powerwashing / Gutter Cleaning	7,200	
Twp Reimbursement (Electric and Snow Removal)	<u>-4,000</u>	
<b>Total Land &amp; Building Operations</b>	<b>139,200</b>	<b>\$141</b>
<b>Total Annual Expenses /Monthly Fee</b>	<b>163,400</b>	<b>\$166</b>
 <b>Common Reserves</b>		
Roofing	8,700	
Gutters and Leaders	2,100	
Roadways Resurface	1,600	
Driveways	800	
Sidewalks	4,200	
Fencing	900	
SubTotal Maintenance Reserves	<u>18,300</u>	<b>\$19</b>
 <b>Reserves</b>	 <b>18,300</b>	 <b>\$19</b>
<b>Total Monthly Per Unit</b>		<b>\$185</b>
 <b>Capital Contribution @3 Months Maint Fee</b>		 <b>\$555</b>
 <b>Reserves 10% min Test</b>	 ok	
<b>Total Annual Project Income</b>		<b>\$182,040</b>
<b>Reserve Requirement</b>		<b>\$18,204</b>