

**Autumn Ridge @ Manchester Condo Assoc  
2023 Operating Budget**

1.1.23

	Annual	Monthly / Unit
<b>Admin Expenses</b>		
Management Fee	15,000	
FHA Certification	1,000	
Legal	500	
Accounting	7,000	
D&O Insurance	1,300	
<b>Total Administration</b>	<b>24,800</b>	<b>\$25</b>
<b>Land and Building Operations</b>		
Common Electric	4,800	
Landscape and Maintenance	44,000	
General Repair & Storm Water Maintenance	3,250	
Snow Removal	25,500	
Trash Removal	24,540	
Street Cleaning / Driveway Vaccume	2,500	
Insurance	37,450	
Technology	350	
Powerwashing / Gutter Cleaning	7,200	
Twp Reimbursement (Electric and Snow Removal)	-2,000	
<b>Total Land &amp; Building Operations</b>	<b>147,590</b>	<b>\$150</b>
<b>Total Annual Expenses /Monthly Fee</b>	<b>172,390</b>	<b>\$175</b>
<b>Common Reserves</b>		
Roofing	8,800	
Gutters and Leaders	2,300	
Roadways Resurface	1,800	
Driveways	1,000	
Sidewalks	4,300	
Fencing	1,000	
SubTotal Maintenance Reserves	19,200	\$20
<b>Reserves</b>	<b>19,200</b>	<b>\$20</b>
<b>Total Monthly Per Unit</b>		<b>\$195</b>
<b>Capital Contribution @3 Months Maint Fee</b>		<b>\$585</b>
<b>Reserves 10% min Test</b>	ok	
<b>Total Annual Project Income</b>		<b>\$191,590</b>
<b>Reserve Requirement</b>		<b>\$19,159</b>