

Autumn Ridge @ Manchester Condo Assoc
2023 Operating Budget

1.1.24

| | Annual | Monthly / Unit |
|---|----------------|-------------------|
| Admin Expenses | | |
| Management Fee | 15,000 | |
| FHA Certification | 335 | |
| Legal | 500 | |
| Accounting | 11,165 | |
| D&O Insurance | 1,300 | |
| Total Administration | 28,300 | \$29 |
| Land and Building Operations | | |
| Common Electric | 4,800 | |
| Landscape and Maintenance | 47,210 | |
| General Repair & Storm Water Maintenance | 3,250 | |
| Snow Removal | 28,000 | |
| Trash Removal | 15,330 | |
| Street Cleaning / Driveway Vacuum | 2,500 | |
| Insurance | 37,450 | |
| Technology | 350 | |
| Powerwashing / Gutter Cleaning | 7,200 | |
| Twp Reimbursement (Electric and Snow Removal) | -2,000 | |
| Total Land & Building Operations | 144,090 | \$146 |
| Total Annual Expenses /Monthly Fee | 172,390 | \$175 |
| Common Reserves | | |
| 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 |
| Reserves | 19,200 | \$20 |
| Total Monthly Per Unit | | \$195 |
| Capital Contribution @3 Months Maint Fee | | \$585 |
| Reserves 10% min Test | ok | |
| Total Annual Project Income | | \$191,590 |
| Reserve Requirement | | \$19,159 |