

**BRYANT PARK
Budget Draft
52 Townhomes**

EXPENSE - BUILDINGS/GROUNDS

Building Repairs	minor repairs to building ext	3,000	\$5
Electrical Repairs	lighting & electrical repairs	250	\$0
Electricity	power to irrigation & landsc lighting	1,000	\$2
Electricity - Streetlights		6,000	\$10
Irrigation System	repairs	1,750	\$3
Landscape Contract		21,840	\$35
Landscape Supplies	needles, flowers, mulch, plant replcmts	10,000	\$16
Miscellaneous		1,000	\$2
Trash Service	private trash	11,232	\$18
Water/Sewer	master water meter	18,500	\$30
Water/Sewer - Irrigation		5,000	\$8
TOTAL - Building/Grounds		<u>79,572</u>	

EXPENSES - ADMINISTRATIVE

Accounting	tax return	300	\$0
Insurance	prop, liab, and D&O	22,500	\$36
Legal	general counsel	1,000	\$2
Management Fees		7,200	\$12
Office Expense		750	\$1
Postage		600	\$1
TOTAL EXPENSES - Administrative		<u>32,350</u>	

TOTAL EXPENSES 111,922

RESERVE FUNDING

		<u>yrs</u>		
Private Roads	\$50,000	20	2,500	\$4
Siding / Pressure Washing	\$5,000	5	1,000	\$2
Roof	\$175,000	20	8,750	\$14
Painting	\$15,000	10	1,500	\$2
Landscaping	\$5,000	10	500	\$1
Total Reserve Funding			<u>14,250</u>	

TOTAL	126,172	\$202
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Typical Condo method for varying dues according to size

		<u>sq ft</u>		<u>% of total</u>	<u>annual budget</u>	<u>mo.</u>
39	16ft lots	1350	52,650	1.72%	\$2,172	\$181
13	20ft lots	1982	25,766	2.53%	\$3,189	\$266
			<u>78,416</u>			