

DAVIDSON WALK
Budget Estimate
46 Townhomes

EXPENSE - BUILDINGS/GROUNDS			<u>\$/mo</u>	
Building Repairs	minor repairs to building ext	5,000		\$9
Electrical Repairs	lighting & electrical repairs	500		\$1
Electricity	power to irrigation & landsc lighti	2,000		\$4
Electricity - Streetlights		6,500		\$12
Gutter Cleaning	gutter cleaning	1,500		\$3
Irrigation System	repairs	1,000		\$2
Landscape Contract		16,560		\$30
Landscape Supplies	needles, flowers, mulch, plant re	15,000		\$27
Miscellaneous		1,500		\$3
Trash Service	private trash	9,936		\$18
Water/Sewer - Irrigation		5,000		\$9
TOTAL - Building/Grounds		64,496		
EXPENSES - ADMINISTRATIVE				
Accounting	tax return	400		\$1
Insurance	prop, liab, and D&O	17,500		\$32
Legal	general counsel	1,000		\$2
Management Fees		7,200		\$13
Office Expense		750		\$1
Postage		600		\$1
TOTAL EXPENSES - Adminstrative		27,450		
TOTAL EXPENSES		91,946		
RESERVE FUNDING			<u>yrs</u>	
Private Roads/ Alleys	\$100,000	18	5,556	\$10
Retaining Walls	\$75,000	20	3,750	\$7
Siding / Pressure Washing	\$5,000	5	1,000	\$2
Roof	\$130,000	20	6,500	\$12
Painting	\$35,000	7	5,000	\$9
Landscaping	\$10,000	10	1,000	\$2
Total Reserve Funding			22,806	
Income from condos	landscaping + parking lot/ priv rd	(4,800)		(\$9)
Income from commercial	landscaping + parking lot/ priv rd	(3,600)		(\$7)
TOTAL		106,352		\$193