

## Orchard Townhomes Budget

	2018 Budget
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Fine Assessment	0.00
Interest Income	0.00
Late Charges	0.00
Monthly Assessments	116,265.00
Parking Space Revenue	720.00
<b>Total Income</b>	116,985.00
<b>Maintenance Expenses</b>	
Insurance	18,000.00
<b>Landscape Maint.</b>	
Aerating	1,000.00
Fertilizing/weeding	3,500.00
Landscaping Project	3,000.00
Leaf removal/Fall clean up	2,000.00
Mowing	10,000.00
Tree Spraying	1,500.00
Tree Trimming/Removal	1,000.00
Spring Clean Up	2,000.00
<b>Total Landscape Maint.</b>	24,000.00
<b>Misc. Repairs/Maint.</b>	
Ditch Fees	1,800.00
Fence Repair	1,000.00
Gutter Clean-up	1,600.00
Gutter Repair	500.00
Heat Tapes	500.00
Lattice Repair/Staining	500.00
Asphalt Maintenance	850.00
Pump Maintenance/Repair	1,500.00
Roof Repairs	3,500.00
Contingency	5,000.00
<b>Total Misc. Repairs/Maint.</b>	16,750.00
<b>Office Expense</b>	
Copies	50.00
Fees/Licenses	10.00
Meeting Room	100.00
Postage	200.00
<b>Total Office Expense</b>	360.00
<b>Professional Fees</b>	
Project Management	3,012.00

Legal Fees	1,500.00
Management Fees	5,600.00
<b>Total Professional Fees</b>	<b>10,112.00</b>
<b>Snow Removal</b>	
Shoveling	500.00
Snowplowing	6,000.00
<b>Total Snow Removal</b>	<b>6,500.00</b>
<b>Sprinkler Expense</b>	
Ditch	500.00
New Pump	0.00
Repairs	5,000.00
Spring Start Up	2,500.00
Winterizing	1,000.00
<b>Total Sprinkler Expense</b>	<b>9,000.00</b>
<b>Utilities</b>	
Electric	500.00
Trash	9,120.00
<b>Total Utilities</b>	<b>9,620.00</b>
<b>Total Maintenance Expenses</b>	<b>94,342.00</b>
<b>Capital Improvement Expense</b>	
Capital Improvement Transfer	33,352.00
Painting	19,000.00
Siding Repair	5,000.00
Shutter Repair	2,500.00
Rock Borders	
<b>Total Capital Improvement Activity</b>	<b>59,852.00</b>
<b>Net Income</b>	<b>-3,857.00</b>