

Orchard Townhomes Budget

	2019 Budget
Ordinary Income/Expense	
Income	
Fine Assessment	\$ -
Interest Income	\$ -
Late Charges	\$ -
Monthly Assessments	\$ 128,825.00 **10% increase
Parking Space Revenue	\$ 720.00
Total Income	\$ 129,545.00
Maintenance Expenses	
Insurance	\$ 19,750.00
Landscape Maint.	
Aerating	\$ -
Fertilizing/weeding	\$ 2,500.00
Landscaping Project	\$ -
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
Total Landscape Maint.	\$ 19,000.00
Misc. Repairs/Maint.	
Ditch Fees	\$ 2,600.00
Fence Repair	\$ 1,000.00
Gutter Clean-up	\$ 2,000.00
Gutter Repair	\$ 500.00
Heat Tapes	\$ 500.00
Lattice Repair/Staining	\$ 500.00
Asphalt Maintenance	\$ 1,000.00
Pump Maintenance/Repair	\$ 1,500.00
Roof Repairs	\$ 3,000.00
Contingency	\$ 3,500.00
Total Misc. Repairs/Maint.	\$ 16,100.00
Office Expense	
Copies	\$ 50.00
Fees/Licenses	\$ 10.00
Meeting Room	\$ 100.00
Postage	\$ 300.00
Total Office Expense	\$ 460.00
Professional Fees	
Project Management	\$ 3,012.00

Legal Fees	\$	1,000.00
Management Fees	\$	6,000.00
Total Professional Fees	\$	10,012.00
Snow Removal		
Shoveling	\$	500.00
Snowplowing	\$	3,000.00
Total Snow Removal	\$	3,500.00
Sprinkler Expense		
Ditch	\$	1,000.00
Repairs	\$	2,500.00
Spring Start Up	\$	1,000.00
Winterizing	\$	1,000.00
Total Sprinkler Expense	\$	5,500.00
Utilities		
Electric	\$	700.00
Trash	\$	12,000.00
Total Utilities	\$	12,700.00
Total Maintenance Expenses		87,022.00
Capital Improvement Expense		
Capital Improvement Transfer	\$	-
Painting	\$	30,000.00
Siding Repair	\$	10,000.00
Shutter Repair	\$	2,500.00
Rock Borders		
Total Capital Improvement Activity	\$	42,500.00
Capital Reserve Contribution (Withdraw)	\$	23.00