

Edge Creek Condominiums 2009 Projected Operating Budget

Income	Monthly	Annually
Assessments	\$ 56,330.00	\$ 675,960.00
Administrative	Monthly	Annually
Management Fee	\$ 5,000.00	\$ 60,000.00
On-site Manager	\$ 4,666.00	\$ 55,992.00
Property Dues	\$ 275.00	\$ 3,300.00
Answering Service	\$ 125.00	\$ 1,500.00
Alarm System	\$ 115.00	\$ 1,380.00
Legal Fees	\$ 425.00	\$ 5,100.00
Office Supplies	\$ 350.00	\$ 4,200.00
Mailings and Postage	\$ 275.00	\$ 3,300.00
Total Administration	\$ 11,231.00	\$ 134,772.00
Utilities	Monthly	Annually
Electric	\$ 1,200.00	\$ 14,400.00
Trash	\$ 1,750.00	\$ 21,000.00
Recycling	\$ 105.00	\$ 1,260.00
Telephone	\$ 400.00	\$ 4,800.00
Internet	\$ 105.00	\$ 1,260.00
Water and Wastewater	\$ 14,000.00	\$ 168,000.00
Total Utilities	\$ 17,560.00	\$ 210,720.00
Property Maintenance	Monthly	Annually
On-site Maintenance	\$ 4,167.00	\$ 50,004.00
Common Area/Building Repairs	\$ 1,200.00	\$ 14,400.00
Common Area Housekeeping	\$ 1,700.00	\$ 20,400.00
Roof Repairs	\$ 150.00	\$ 1,800.00
Landscaping	\$ 2,700.00	\$ 32,400.00
Tree Trimming /Limb Removal	\$ 1,250.00	\$ 15,000.00
Fence Repairs	\$ 150.00	\$ 1,800.00
Fire Protection	\$ 125.00	\$ 1,500.00
Lighting / Electrical	\$ 80.00	\$ 960.00
Pest Control	\$ 260.00	\$ 3,120.00
Total Property Maintenance	\$ 11,782.00	\$ 141,384.00
Pool and Spa	Monthly	Annually
Pool / Spa Permits and License	\$ 33.00	\$ 396.00
Chemicals	\$ 150.00	\$ 1,800.00
Repairs	\$ 100.00	\$ 1,200.00
Total Pool and Spa	\$ 283.00	\$ 3,396.00
Insurance	Monthly	Annually
Property Insurance	\$ 5,000.00	\$ 60,000.00
Directors and Officers Policy	\$ 167.00	\$ 2,004.00
Total Insurance	\$ 5,167.00	\$ 62,004.00
Reserves	Monthly	Annually
Reserves	\$ 10,200.00	\$ 122,400.00
Total Reserves	\$ 10,200.00	\$ 122,400.00
Total Operating Expenses	\$ 56,223.00	\$ 674,676.00

Monthly Assessments Per Unit: \$215 Annual Assessments Per Unit: \$2580

These numbers are only projections and may vary.