

Park West Condominiums 2009 Projected Operating Budget

Income	Monthly	Annually
Assessments	\$ 42,924.00	\$ 515,088.00
Administrative	Monthly	Annually
Management Fee	\$ 3,500.00	\$ 42,000.00
On-site Manager	\$ 2,500.00	\$ 30,000.00
Answering Service	\$ 125.00	\$ 1,500.00
Alarm System	\$ 115.00	\$ 1,380.00
Legal Fees	\$ 500.00	\$ 6,000.00
Office Supplies	\$ 350.00	\$ 4,200.00
Mailings and Postage	\$ 260.00	\$ 3,120.00
Total Administration	\$ 7,350.00	\$ 88,200.00
Utilities	Monthly	Annually
Electric	\$ 1,000.00	\$ 12,000.00
Trash	\$ 2,400.00	\$ 28,800.00
Recycling	\$ 112.00	\$ 1,344.00
Telephone	\$ 300.00	\$ 3,600.00
Internet/ Cable	\$ 2,300.00	\$ 27,600.00
Water and Wastewater	\$ 700.00	\$ 8,400.00
Total Utilities	\$ 6,812.00	\$ 81,744.00
Property Maintenance	Monthly	Annually
On-site Maintenance	\$ 3,167.00	\$ 38,004.00
Common Area/Building Repairs	\$ 1,500.00	\$ 18,000.00
Common Area Housekeeping	\$ 320.00	\$ 3,840.00
Roof Repairs	\$ 200.00	\$ 2,400.00
Landscaping	\$ 3,500.00	\$ 42,000.00
Irrigation Repairs	\$ 300.00	\$ 3,600.00
Tree Trimming /Limb Removal	\$ 1,000.00	\$ 12,000.00
Fence Repairs	\$	\$ -
Fire Protection	\$ 85.00	\$ 1,020.00
Lighting / Electrical	\$ 400.00	\$ 4,800.00
Pest Control	\$ 300.00	\$ 3,600.00
Total Property Maintenance	\$ 10,772.00	\$ 129,264.00
Pool and Spa	Monthly	Annually
Pool / Spa Permits and License	\$ 25.00	\$ 300.00
Chemicals	\$ 170.00	\$ 2,040.00
Repairs	\$ 600.00	\$ 7,200.00
Total Pool and Spa	\$ 795.00	\$ 9,540.00
Insurance	Monthly	Annually
Property Insurance	\$ 5,984.00	\$ 71,808.00
Directors and Officers Policy	\$ 118.00	\$ 1,416.00
Total Insurance	\$ 6,102.00	\$ 73,224.00
Reserves	Monthly	Annually
Reserves	\$ 11,000.00	\$ 132,000.00
Total Reserves	\$ 11,000.00	\$ 132,000.00
Total Operating Expenses	\$ 42,831.00	\$ 513,972.00

Assessments per unit: \$219