

**Autumn Ridge @ Manchester Condo Assoc
2024 Operating Budget**

1.1.24

	Annual	Monthly / Unit
Admin Expenses		
Management Fee	15,000	
FHA Certification	335	
Legal	500	
Accounting	11,165	
D&O Insurance	1,300	
Total Administration	28,300	\$29
 Land and Building Operations		
Common Electric	4,800	
Landscape and Maintenance	47,210	
General Repair & Storm Water Maintenance	3,250	
Snow Removal	28,000	
Trash Removal	15,330	
Street Cleaning / Driveway Vaccum	2,500	
Insurance	37,450	
Technology	350	
Powerwashing / Gutter Cleaning	7,200	
Twp Reimbursement (Electric and Snow Removal)	-2,000	
Total Land & Building Operations	144,090	\$146
Total Annual Expenses /Monthly Fee	172,390	\$175
 Common Reserves		
Roofing	8,800	
Gutters and Leaders	2,300	
Roadways Resurface	1,800	
Driveways	1,000	
Sidewalks	4,300	
Fencing	1,000	
SubTotal Maintenance Reserves	19,200	\$20
Reserves	19,200	\$20
Total Monthly Per Unit		\$195
Capital Contribution @3 Months Maint Fee		\$585
 Reserves 10% min Test	 ok	
Total Annual Project Income		\$191,590
Reserve Requirement		\$19,159