

**GREENSWARD CONDOMINIUM ASSOCIATION  
PROJECTED BUDGET  
(Based on 20 Units)**

**Estimated Annual Expenses**

**Operating Expenses**

Management .....	\$ 4,000
Accounting/Legal.....	\$ 2,000
Common Utilities .....	\$ 5,000
Insurance .....	\$ 10,000
Landscaping .....	\$ 2,000
Gardening (seeds, compost, tools) .....	\$ 1,000
Trash Removal .....	\$ provided by town
Snow Removal .....	\$ 6,000
Stormwater System Maintenance .....	\$ 3,000
Road Maintenance .....	\$ 2,000
Road Surface (Gravel) ( 3 years) .....	\$ 1,000
Reserve* .....	\$ 9,000]
Wireless Internet** .....	\$ 2,400
Basic Cable** .....	\$ 2,400
Community Meals (\$300/mo)** .....	\$ 3,600

**TOTAL ANNUAL OPERATING AND RESERVE EXPENSES** **\$ 36,000.**

*\*Reserve/Replacement Funding*  
*from office rentals \$300/mo X 3 = \$900 X 12 = \$10,800/year*  
*Roofing (50 years)*  
*Siding ( 10-15 years)*  
*Future Projects*

\*\*Internet, Cable, and Community Meals could be added to monthly condo fees for about \$35/month, bringing the total to \$185/month.

Estimated Monthly Common Charge per Unit - \$150.00

**Condo fees will be adjusted after one full year of operation**