

**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