

**Ledgestone Condominium Association Annual Budget
12/10/2013 Budget
(Based on 25 Units)**

Income	Yearly Income	Montly Income	Per Unit (25 Units)
Homeowner Assoc. Dues - \$180.00/mo.	\$54,000.00	\$4,500.00	\$2,160.00
Expense	Yearly Expenses	Monthly Expenses	Per Unit
Bank Fees	\$20.00	\$1.67	\$0.80
Condo Liability Insurance (thru May, 2014)	\$6,535.00	\$544.58	\$261.40
Irrigation Sprinkler			\$0.00
Irrigation Equipment Repairs (Hilbrands)	\$665.00	\$55.42	\$26.60
Spring start up; winterize (Hilbrands)	\$500.00	\$41.67	\$20.00
Lawn care & Snowplow (Hilbrands)			\$0.00
Lawn Extras & Grass Repairs (Brown Spots)	\$540.00	\$45.00	\$21.60
Planting Beds & Mulch Extras	\$2,300.00	\$191.67	\$92.00
Snow Plow Common Road - Shared (Shared w/Mercy Health & FujiYama)	\$1,500.00	\$125.00	\$60.00
Snow & Lawn Monthly Contract (Nov. 2013 - Oct. 2014)	\$11,450.00	\$954.17	\$458.00
Road Salting (47 times Est. @\$65/salt)	\$3,055.00	\$254.58	\$122.20
Licenses and Permits	\$40.00	\$3.33	\$1.60
Maintenance & Repairs	\$6,769.00	\$564.08	\$270.76
Management Fee (\$17.00 Per Unit Per Month)	\$5,100.00	\$425.00	\$204.00
Office Expense	\$1,000.00	\$83.33	\$40.00
Pest & Mosquito Control	\$1,300.00	\$108.33	\$52.00
Postage	\$46.00	\$3.83	\$1.84
Professional Fees (Accounting/Tax Prep)	\$590.00	\$49.17	\$23.60
Reserve Fund 11%	\$5,940.00	\$495.00	\$237.60
Sump Pump Replacement (Two/year)	\$1,100.00	\$91.67	\$44.00
Utilities			\$0.00
Garbage (\$10.00 garbage; \$2 recycling)	\$3,100.00	\$258.33	\$124.00
Irrigation Electric	\$150.00	\$12.50	\$6.00
Irrigation Water	\$2,300.00	\$191.67	\$92.00
Totals	\$54,000.00	\$4,500.00	\$2,160.00
Monthly Dues			\$180.00/Month