

WOODS AT GREAT OAKS CONDOMINIUM OWNERS' ASSOCIATION
Stabilized Operating Budget

	Number of Units	Unit Type	Square Ft. per Unit	Total Sq. Foot
	6	2 BR – 3 BA	1,420	8,520
	24	2 BR – 2 BA	1,482	35,568
	8	3 BR – 2 BA	1,545	12,360
TOTALS:	38			56,448

	Total Cost	Life (Years)	Annual Cost	Monthly Cost	Per Unit Cost
REPLACEMENT RESERVES:					
Asphalt	37,000	20	1,850	154	
Exterior Painting	45,000	7	6,429	536	
Pool	20,000	15	1,333	111	
Pool Furniture	4,000	4	1,000	83	
Roofs	80,000	25	3,200	267	
SUB-TOTAL REPLACEMENTS:	186,000		13,812	1,151	30.28
Operating Expenses:					
Electric			3,600	300	
Grounds Maintenance			10,200	850	
Management Fees			11,400	950	
Pest Control			600	50	
Pool Maintenance			3,600	300	
Property Insurance			15,200	1,267	
Seasonal Plantings			1,200	100	
Sprinkler Repair			360	30	
Trash Removal			2,400	200	
Water & Wastewater			18,000	1,500	
SUB-TOTAL OPERATING:			66,560	5,547	145.96
TOTAL EXPENSES:			149,760	12,480	176.24
MONTHLY HOA FEE:					178.00