

**THE PEAKS AT GREEN MOUNTAIN
OWNERS ASSOCIATION I, INC.
ANNUAL BUDGET 2005**

INCOME

96 Condo Units	\$95.00 (/unit/month)	\$109,440.00
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Total Annual Income		\$109,440.00
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EXPENSES

I.	Operating	
	Common area electric	\$ 3,600.00
	Common area water and sewer	\$18,525.00
	Trash removal	\$ 4,600.00
II.	Repairs and Maintenance	
	Snow removal	\$ 7,800.00
	Building maintenance and repairs	\$ 3,000.00
	Parking area maintenance and repairs	\$ 3,000.00
	Gardening maintenance, repairs and replacement	\$ 3,500.00
	Staircase Maintenance	\$ 5,000.00
III.	Misc./Contingencies	\$ 3,175.00
IV.	Fixed Expenses	
	Common area Real Estate taxes	\$ 2,200.00
	Insurance Premium	\$24,500.00
V.	Management Fee	\$13,248.00
VI.	Replacement Reserves (13,296.96 – 12.15% of Income)	
	a. Paint/Stain - Exterior	\$ 8,390.00
	b. Street, Parking, Resurfacing	\$ 2,936.00
	c. Roof – Repair/Replacement	\$ 1,566.00
	d. Pool Equipment and Hot Tub	\$ 4,400.00

Total Annual Expenses and Replacement Reserves		\$109,440.00
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