

**THE PEAKS AT GREEN MOUNTAIN
OWNERS ASSOCIATION I, INC.
ANNUAL BUDGET 2003**

INCOME

48 Condo Units	\$95.00 (/unit/month)	\$54,720.00
Pool and Hot Tub Easement From Peaks II		\$ 2,000.00
Total Annual Income		\$56,720.00

EXPENSES

I.	Operating	
	Common area electric	\$ 750.00
	Common area water and sewer	\$9,262.50
	Trash removal	\$4,382.00
II.	Repairs and Maintenance	
	Snow removal	\$3,900.00
	Building maintenance and repairs	\$1,500.00
	Parking area maintenance and repairs	\$1,500.00
	Gardening maintenance, repairs and replacement	\$1,750.00
III.	Misc./Contingencies	\$6,805.50
IV.	Fixed Expenses	
	Common area Real Estate taxes	\$ 1,100.00
	Insurance Premium	\$10,500.00
V.	Management Fee	\$6,624.00
VI.	Replacement Reserves (\$6,646.00 Total – 12.15% of Income)	
	a. Paint/Stain - Exterior	\$4,195.00
	b. Street, Parking, Resurfacing	\$1,468.00
	c. Roof – Repair/Replacement	\$ 783.00
	d. Pool Equipment and Hot Tub	\$2,200.00
	Total Annual Expenses and Replacement Reserves	\$56,720.00