

UPTOWN WEST
Budget Draft

INCOME

48	-16ft lots	X	\$180	per mo	103,680
26	-20 ft lots	X	\$245	per mo	76,440
TOTAL - Income					180,120

EXPENSE - BUILDINGS/GROUNDS

Building Repairs	minor repairs to building ext	5,000
Electrical Repairs	lighting & electrical repairs	500
Electricity	power to irrigation & landsc lighting	2,400
Electricity - Streetlights		8,500
Irrigation System	repairs	2,000
Landscape Contract		31,080
Landscape Supplies	needles, flowers, mulch, plant replcmts	15,000
Miscellaneous		2,000
Trash Service	private trash	15,984
Water/Sewer	master water meter	26,029
Water/Sewer - Irrigation		10,000
TOTAL - Building/Grounds		118,493

EXPENSES - ADMINISTRATIVE

Accounting	tax return	400
Insurance	prop, liab, and D&O	30,000
Legal	general counsel	1,000
Management Fees		7,992
Office Expense		900
Postage		700
TOTAL EXPENSES - Administrative		40,992

TOTAL EXPENSES **159,485**

RESERVE FUNDING

		<u>yrs</u>	
Private Roads	\$50,000	18	2,778
Siding / Pressure Washing	\$7,500	5	1,500
Roof	\$250,000	20	12,500
Painting	\$20,000	7	2,857
Landscaping	\$10,000	10	1,000
Total Reserve Funding			20,635

TOTAL **180,120**