



### OMP Projected Initial Annual Operating Budget

1 January 2019 through 31 December 2019

<u>Expense Item</u>	<u>Total Monthly Expense</u>	<u>Total Annual Expense</u>
5005 - Electricity	1,000	12,000
5010 - Water	500	6,000
5015 - Gas	350	4,200
5020 - Telephone and Internet	450	5,400
5150 - Elevators/Other (State Inspections)	125	1,500
5155 - Elevators/Otis Monthly Maintenance Contract	1,800	21,600
5160 - Elevators/Additional Services	250	3,000
5315 - Trash Removal/Equipment Rental	215	2,580
5355 - Fire Protection/System Monitoring	50	595
5360 - Fire Protection/Maintenance Contract and Inspections	185	2,225
5365 - Fire Protection/Misc. Repairs and Expenses	125	1,500
5405 - Insurance/General Liability (\$2MM/\$1MM) and Property	1,971	23,652
5410 - Insurance/Auto Insurance (in 5405)	0	0
5420 - Insurance/Director's (in 5405)	0	0
5430 - Insurance/Umbrella (\$5MM)	210	2,519
5435 - Insurance/Water Back-Up	88	1,050
5450 - Office Supplies	25	300
5510 - Legal Fees	125	1,500
5515 - Accounting Fees	125	1,500
5555 - Generator Service Contract	208	2,500
5560 - Generator Repairs	125	1,500
5600 - Pest Control	50	600
5655 - Security System Repairs	167	2,000
5755 - Exterior Windows-Washing	625	7,500
5855 - Landscaping/Monthly Maintenance	800	9,600
5910 - Janitorial/Residential Contract	1,000	12,000
6005 - General Maintenance/Labor and Materials	1,500	18,000
6010 - Security and Building Systems Service	950	11,400
6050 - Bank Service Charges	15	180
7000 - Common Area Replacement Reserves	1,125	13,500
<b>Gross Expenses</b>	<b>14,158</b>	<b>156,401</b>
5050 - Management Fees	1,250	12,512
<b>Net Expenses</b>	<b>15,408</b>	<b>168,913</b>

<u>Common Area Replacement Reserves</u>	<u>Replacement Cost</u>	<u>Annual Cost</u>
Roof Replacement (15 years)	200,000	10,000
Garage Door (5 years)	15,000	3,000
Re-Striping Garage (5 years)	2,500	500
<b>Total Replacement Reserves</b>	<b>217,500</b>	<b>13,500</b>

### 2019 Monthly Dues by Unit Type

<u>Unit</u>	<u>Unit SF</u>	<u>Unit Percent Of All Units</u>	<u>Monthly Dues</u>
Unit A1	2,630	3.83	590.49
Unit A2	2,753	4.01	618.11
Unit A3	2,753	4.01	618.11
Unit A4	2,700	3.93	606.21
Unit A5	2,700	3.93	606.21
Unit B1	2,787	4.06	625.74
Unit B2	2,898	4.22	650.66
Unit B3	2,898	4.22	650.66
Unit B4	2,844	4.14	638.54
Unit B5	2,844	4.14	638.54
Unit C1	2,716	3.96	609.80
Unit C2	2,837	4.13	636.97
Unit C3	2,837	4.13	636.97
Unit C4	2,993	4.36	671.99
Unit C5	2,535	3.69	569.16
Unit D1	3,035	4.42	681.42
Unit D2	3,100	4.52	696.01
Unit D3	3,262	4.75	732.39
Unit D4	2,924	4.26	656.50
Unit D5	2,815	4.10	632.03
Unit E1	2,885	4.20	647.74
Unit E2	2,978	4.34	668.62
Unit E3	2,978	4.34	668.62
Unit E4	2,926	4.26	656.95
<b>Total</b>	<b>68,628</b>	<b>100.00</b>	<b>15,408</b>