



MYERS PARK

OMP Projected Initial Annual Operating Budget

1 January 2019 through 31 December 2019

2019 Monthly Dues by Unit Type

<u>Expense Item</u>	<u>Total Annual Expense</u>	<u>Total Monthly Expense</u>
5005 · Electricity	18,000	1,500
5010 · Gas	6,000	500
5015 · Telephone	2,400	200
5150 · Elevators/Other (State Inspections)	1,250	104
5155 · Elevators/Otis Monthly Maintenance Contract	19,500	1,625
5160 · Elevators/Additional Services	2,000	167
5315 · Trash Removal/Equipment Rental	600	50
5355 · Fire Protection/System Monitoring	3,000	250
5360 · Fire Protection/Maintenance Contract and Inspections	6,000	500
5365 · Fire Protection/Misc. Repairs and Expenses	2,500	208
5405 · Insurance/General Liability and Property	30,000	2,500
5425 · Insurance/Auto Insurance	250	21
5430 · Insurance/Director's	1,500	125
5435 · Insurance/Umbrella	3,000	250
5450 · Office Supplies	250	21
5510 · Legal Fees	2,500	208
5515 · Accounting Fees	1,500	125
5555 · Generator Service Contract	1,800	150
5560 · Generator Repairs	1,500	125
5600 · Pest Control	600	50
5655 · Security System Repairs	2,000	167
5705 · Light Bulbs	1,500	125
5755 · Exterior Windows-Washing	5,000	417
5855 · Landscaping/Monthly Maintenance	7,800	650
5910 · Janitorial/Residential Contract	24,000	2,000
6005 · General Maintenance/Labor and Materials	30,000	2,500
6050 · Bank Service Charges	300	25
7000 · Common Area Replacement Reserves	13,400	1,117
Gross Expenses	174,750	15,679
5050 · Management Fees (8.00% of operating budget)	13,980	1,165
Net Expenses	188,730	16,844

<u>Unit</u>	<u>Unit SF</u>	<u>Unit Percent Of All Units</u>	<u>Monthly Dues</u>
Unit A1	2,630	3.83	645.51
Unit A2	2,753	4.01	675.70
Unit A3	2,753	4.01	675.70
Unit A4	2,700	3.93	662.69
Unit A5	2,700	3.93	662.69
Unit B1	2,787	4.06	684.05
Unit B2	2,898	4.22	711.29
Unit B3	2,898	4.22	711.29
Unit B4	2,844	4.14	698.04
Unit B5	2,844	4.14	698.04
Unit C1	2,716	3.96	666.62
Unit C2	2,837	4.13	696.32
Unit C3	2,837	4.13	696.32
Unit C4	2,993	4.36	734.61
Unit C5	2,535	3.69	622.19
Unit D1	3,035	4.42	744.92
Unit D2	3,100	4.52	760.87
Unit D3	3,262	4.75	800.63
Unit D4	2,924	4.26	717.67
Unit D5	2,815	4.10	690.92
Unit E1	2,885	4.20	708.10
Unit E2	2,978	4.34	730.93
Unit E3	2,978	4.34	730.93
Unit E4	2,926	4.26	718.16
Total	68,628	100.00	16,844

<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)	2,000	400
Total Replacement Reserves	217,000	13,400