



MYERS PARK

OMP Annual Operating Budget

1 January 2022 through 31 December 2022

Expense Item	Total Monthly Expense	Total Annual Expense
5005 · Electricity	\$575.00	\$6,900.00
5010 · Water	\$667.00	\$8,004.00
5015 · Gas	\$458.33	\$5,500.00
5020 · Telephone and Internet	\$225.00	\$2,700.00
5150 · Elevators/Other (State Inspections)	\$33.33	\$400.00
5155 · Elevators/Otis Monthly Maintenance Contract	\$2,060.00	\$24,720.00
5160 · Elevators/Additional Services	\$250.00	\$3,000.00
5315 · Trash Removal/Equipment Rental	\$166.67	\$2,000.00
5355 · Fire Protection/System Monitoring	\$83.33	\$1,000.00
5360 · Fire Protection/Maintenance Contract and Inspections	\$185.42	\$2,225.00
5365 · Fire Protection/Misc. Repairs and Expenses	\$125.00	\$1,500.00
5405 · Insurance/General Liability (\$2MM/\$1MM) and Property	\$2,302.17	\$27,626.00
5410 · Insurance/Auto Insurance (in 5405)	\$0.00	\$0.00
5420 · Insurance/Director's (in 5405)	\$0.00	\$0.00
5430 · Insurance/Umbrella (\$5MM)	\$209.92	\$2,519.00
5435 · Insurance/Water Back-Up	\$87.50	\$1,050.00
5450 · Office Supplies	\$37.50	\$450.00
5510 · Legal Fees	\$125.00	\$1,500.00
5515 · Accounting Fees / Tax prep	\$16.67	\$200.00
5555 · Generator Service Contract	\$208.33	\$2,500.00
5560 · Generator Repairs	\$125.00	\$1,500.00
5600 · Pest Control	\$225.00	\$2,700.00
5655 · Security System Repairs	\$166.67	\$2,000.00
5755 · Exterior Windows-Washing	\$667.00	\$8,000.00
5855 · Landscaping/Monthly Maintenance	\$1,136.67	\$13,640.00
5910 · Janitorial/Residential Contract	\$1,000.00	\$12,000.00
6005 · General Maintenance/Labor and Materials	\$1,000.00	\$12,000.00
6010 · Security and Building Systems Service	\$950.00	\$11,400.00
6050 · Bank Service Charges	\$15.00	\$180.00
7000 · Common Area Replacement Reserves	\$1,541.67	\$18,500.00
Gross Expenses	\$14,643.17	\$175,714.00
5050 · Management Fees	\$1,087.84	\$13,054.12
Net Expenses	\$15,731.01	\$188,768.12

Common Area Replacement Reserves	Replacement Cost	Annual Cost
Roof Replacement (15 years)	\$200,000.00	\$10,000.00
Garage Door (5 years)	\$15,000.00	\$3,000.00
Re-Stripping Garage (5 years)	\$2,500.00	\$500.00
Annual Unassigned Replacement Reserve	\$0.00	\$5,000.00
Total Replacement Reserves	\$217,500.00	\$18,500.00

2022 Monthly Dues by Unit Type

Unit	Unit SF	Unit Percent Of All Units	Monthly Dues	Annual Assessments
Unit A1	2,630	3.83	602.85	\$7,234.23
Unit A2	2,753	4.01	631.05	\$7,572.56
Unit A3	2,753	4.01	631.05	\$7,572.56
Unit A4	2,700	3.93	618.90	\$7,426.78
Unit A5	2,700	3.93	618.90	\$7,426.78
Unit B1	2,787	4.06	638.84	\$7,666.08
Unit B2	2,898	4.22	664.28	\$7,971.41
Unit B3	2,898	4.22	664.28	\$7,971.41
Unit B4	2,844	4.14	651.91	\$7,822.87
Unit B5	2,844	4.14	651.91	\$7,822.87
Unit C1	2,716	3.96	622.57	\$7,470.79
Unit C2	2,837	4.13	650.30	\$7,803.62
Unit C3	2,837	4.13	650.30	\$7,803.62
Unit C4	2,993	4.36	686.06	\$8,232.72
Unit C5	2,535	3.69	581.08	\$6,972.92
Unit D1	3,035	4.42	695.69	\$8,348.25
Unit D2	3,100	4.52	710.59	\$8,527.04
Unit D3	3,262	4.75	747.72	\$8,972.64
Unit D4	2,924	4.26	670.24	\$8,042.92
Unit D5	2,815	4.10	645.26	\$7,743.10
Unit E1	2,885	4.20	661.30	\$7,935.65
Unit E2	2,978	4.34	682.62	\$8,191.46
Unit E3	2,978	4.34	682.62	\$8,191.46
Unit E4	2,926	4.26	670.70	\$8,048.42
Total	68,628	100.00	\$15,731.01	\$188,772.12