

913 RIDGEBROOK ROAD CONDOMINIUM, INC.
 913 RIDGEBROOK ROAD SPARKS, MD 21152
 2011 BUDGET



Projected Income **\$ 107,175**

Expenses:

Bank Service Charges	\$ 200
Bldg Maintenance:	
Exterior	\$ 6,000
Interior	\$ 5,000
Capital Expenditure	\$ 6,000
Elevator:	
Maintenance contract	\$ 4,080
Repair / Testing	\$ 1,000
Emergency Answering Service	\$ 300
Electric	\$ 13,100
HVAC Maintenance Contract	\$ 1,000
Insurance:	
Fidelity Bond	\$ 350
Property / Liability	\$ 2,500
Janitorial Svcs:	
Mats for Lobby	\$ 1,200
Monthly Contract	\$ 16,205
Landscaping:	
Mowing contract	\$ 3,500
Repair	\$ 2,500
Management Fee	\$ 5,400
Office Expense	\$ 200
Pest Control	\$ 900
Professional Fees:	
Accounting	\$ 800
Signage	\$ 400
Snow Removal	\$ 8,500
Sprinkler / Fire Alarm	\$ 3,500
Taxes	\$ 40
Telephone	\$ 1,500
Trash Service	\$ 4,500
Water / Sewer	\$ 2,300
Window Washing	\$ 2,200

TOTAL EXPENSES **\$ 93,175**

Reserves:

Elevator	\$ 3,000
Flooring	\$ 2,500
HVAC	\$ 3,500
Paving-Resurface	\$ 2,000
Roof	\$ 3,000

TOTAL RESERVES **\$ 14,000**

TOTAL EXPENSES & RESERVES **\$ 107,175**

913 condo 38,973 sf **\$2.75**