

909 RIDGEBROOK ROAD CONDOMINIUM, INC.
 909 RIDGEBROOK ROAD SPARKS, MD 21152
 2011 PROPOSED BUDGET



Projected Income → **\$ 97,433**

Expenses:

Bank Service Charges	\$ 200
Bldg Maintenance:	
Exterior	\$ 4,000
Interior	\$ 4,000
Capital Expenditure	\$ 2,000
Elevator:	
Maintenance contract	\$ 4,080
Repair / Testing	\$ 1,000
Emergency Answering Service	\$ 300
Electric	\$ 13,103
HVAC Maintenance Contract	\$ 1,000
Insurance:	
Property / Liability / Fidelity Bond	\$ 3,975
Janitorial Svcs:	
Mats for Lobby	\$ 1,200
Monthly Contract	\$ 12,475
Landscaping:	
Mowing contract	\$ 4,500
Repair	\$ 2,000
Management Fee	\$ 5,400
Office Expenses	\$ 200
Pest Control	\$ 900
Professional Fees:	
Accounting	\$ 800
Signage	\$ 300
Snow Removal	\$ 8,500
Sprinkler / Fire Alarm	\$ 2,500
Taxes	\$ 100
Telephone	\$ 2,200
Trash Service	\$ 4,500
Water / Sewer	\$ 2,000
Window Washing	\$ 2,200

TOTAL EXPENSES → **\$ 83,433**

Reserves:

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

TOTAL RESERVES → **\$ 14,000**

TOTAL EXPENSES & RESERVES **\$ 97,433**

909 condo 38,937 sf → \$2.50