



2022 Copley Commons HOA Project Operating Budget
4/20/2022

Expenses	
Accounting	\$ 1,000
Legal - General	\$ 500
Master Insurance Policy	\$ 1,500
Umbrella Insurance Policy	\$ 1,000
Landscape / Maintenance - Common Area & Lots	\$ 36,000
Snow Removal Contract - Common Area	\$ 8,000
Curbside Trash Removal	\$ 15,500
Lawn Irrigation Maintenance - Common Area & Lots	\$ 6,000
Water - Common Area	\$ 1,250
Miscellaneous Common Area Improvements	\$ 1,250
General Supplies & Materials	\$ 1,250
Management Fee (7% +/-)	\$ 5,128
Projected Near Term Annual Operating Budget	<u>\$78,378</u>
Annual Reserve Provisions (10%)	\$ 7,838
Total Projected Annual Operating Expenses****	<u>\$ 86,215</u>
Projected Per Residence Monthly Assessment	<u>\$ 180</u>
<i>40 Total Units</i>	

**** *Projected based upon pre-construction estimates
Subject to change over time due to inflation, increased costs,
HOA future maintenance decisions & projections, ect.*