

ARMC - V2		Budget	Budget	Year	Year
		2020	2021	2	3
Operating Expenses					
65001	Misc. Building Exp	6,000	6,000	6,200	6,400
65002	Misc. Property Exp	5,000	5,000	5,150	5,300
65003	Stormwater Maint	1,000	1,000	1,000	1,000
	Road Maintenance	0	6,100		Assess
	Dryer Vent Cleaning	2,800	3,500	3,675	3,859
	Gutter Cleaning	8,000	2,500	2,500	2,500
	Power Wash	0	7,000		7,500 2X/yr?
Reserve Expenses					
65014-2	Cement Repair	5,000	10,200	10,200	10,200 Driveway, curb + pad replacemen
65014-1	Rock Wall Repair	1,000	1,000	1,055	1,108 Same as prior year.
	Reserve Study	0			
	Erosion Remediation	2,500	2,500	2,625	2,756 Same as prior year
	Lighting - Exterior	0	1,500		Replace monument lights with LE
	Painting	17,000	20,000	20,000	20,000 Start painting cycle
	Balconies/Decks		20,000	20,000	20,000 Replacement/repair and bring ele
	Chimney Chase Caps		15,000	15,000	15,000 Replace as needed
	Doors - Exterior		2,000	2,000	2,000 Assess and replace
	Doors - Garage		3,600	3,600	3,600 Assess and replace
	Gutters/Downspouts		12,000	12,000	12,000 Repairs to eliminate erosion/ice c
	Roofs		0	0	0
	Siding		3,000	3,500	4,000
	Trim Replacement		4,000	4,500	5,000 Replace rotted wood trim
	Soffits		1,000	1,000	1,000
	Mailboxes		TBD	TBD	TBD
	Road Paving				If needed \$90-100,000
	Windows				
TOTAL ARMC		<b>48,300</b>	<b>126,900</b>	<b>114,005</b>	<b>123,223</b>