Schedule “F”
Budget

PROPOSED ANNUAL OPERATING BUDGET
BENCHLAND TOWNHOMES PHASE 1
PREPARED NOVEMBER 2024, Revised August 2026

	PROPOSED BUDGET
INCOME	
Strata Fees	24,150.13
Interest Income	0.00
Other Income	2,415.01
TOTAL INCOME	**26,565.14**
GENERAL EXPENSES	
Insurance	5,000.00
Insurance Appraisal	600.00
Management	2,400.00
Professional Fees	500.00
Administration & Portal	750.00
Tax Returns	750.00
Bank Charges	312.00
TOTAL GENERAL EXPENSES	**10,312.00**
BUILDING EXPENSES	
Repairs and Maintenance	1,500.00
Landscaping	1,500.00
Fire Inspection / Backflow Testing	500.00
Common Lot Expense	839.13
Snow Removal	4,800.00
TOTAL BUILDING EXPENSES	**9,139.13**
UTILITIES	
Garbage & Recycle	4,200.00
Water & Sewer	499.00
TOTAL UTILITIES	**4,699.00**
STRATA RESERVE FUNDS	
Contingency Reserve Fund	2,415.01
TOTAL RESERVE FUNDS	**2,415.01**
TOTAL EXPENSES & RESERVES	**26,565.14**
SURPLUS / (DEFICIT)	**0.00**
DEVELOPER RESERVE FUNDS	
Developer Contribution to CRF	2,415.01

*Phase 1 developer contribution to CRF

BENCHLANDS TOWNHOMES
PROPOSED STRATA FEE SCHEDULE
PHASE 1

Unit No.	Strata Lot	Unit Entitlement	Operating Fund Contributions	Contingency Reserve Fund Contributions	Total Annual Strata Fees	Approved Monthly Strata Fees
	1	1	$ 6,037.53	$ 603.75	$6,641.29	$553.44
	2	1	$ 6,037.53	$ 603.75	$6,641.29	$553.44
	3	1	$ 6,037.53	$ 603.75	$6,641.29	$553.44
	4	1	$ 6,037.53	$ 603.75	$6,641.29	$553.44
NA	Developer CRF Contribution			$ 2,415.01		
TOTALS		**4**	**$ 24,150.13**	**$ 4,830.03**	**$ 26,565.14**	**$ 2,213.76**

PROPOSED ANNUAL OPERATING BUDGET
BENCHLANDS TOWNHOMES PHASE2
PREPARED NOVEMBER 2024, Revised August 2026

	PROPOSED BUDGET
INCOME	
Strata Fees	39,350.13
Interest Income	0.00
Other Income	3,935.01
TOTAL INCOME	**43,285.14**
GENERAL EXPENSES	
Insurance	10,000.00
Insurance Appraisal	600.00
Management	4,800.00
Professional Fees	500.00
Administration & Portal	750.00
Tax Returns	750.00
Bank Charges	312.00
TOTAL GENERAL EXPENSES	**17,712.00**
BUILDING EXPENSES	
Repairs and Maintenance	3,000.00
Landscaping	3,000.00
Fire Inspection / Backflow Testing	500.00
Common Lot Expense	839.13
Snow Removal	9,600.00
TOTAL BUILDING EXPENSES	**16,939.13**
UTILITIES	
Garbage & Recycle	4,200.00
Water & Sewer	499.00
TOTAL UTILITIES	**4,699.00**
STRATA RESERVE FUNDS	
Contingency Reserve Fund	3,935.01
TOTAL RESERVE FUNDS	**3,935.01**
TOTAL EXPENSES & RESERVES	**43,285.14**
SURPLUS / (DEFICIT)	**0.00**
DEVELOPER RESERVE FUNDS	
Developer Contribution to CRF	1,520.00

*Phase 2 developer contribution to CRF

BENCHLANDS TOWNHOMES
PROPOSED STRATA FEE SCHEDULE
PHASE 2

Unit No.	Strata Lot	Unit Entitlement	Operating Fund Contributions	Contingency Reserve Fund Contributions	Total Annual Strata Fees	Approved Monthly Strata Fees
	1	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	2	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	3	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	4	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	5	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	6	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	7	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
	8	1	$ 4,918.77	$ 491.88	$5,410.64	$450.89
TOTALS		**8**	**$ 39,350.13**	**$ 3,935.01**	**$43,285.14**	**$3,607.10**

PROPOSED ANNUAL OPERATING BUDGET
BENCHLANDS TOWNHOMES PHASE 3
PREPARED NOVEMBER 2024, Revised August 2026

	PROPOSED BUDGET
INCOME	
Strata Fees	58,750.13
Interest Income	0.00
Other Income	5,875.01
TOTAL INCOME	**64,625.14**
GENERAL EXPENSES	
Insurance	15,000.00
Insurance Appraisal	600.00
Management	7,200.00
Professional Fees	500.00
Administration & Portal	750.00
Tax Returns	750.00
Bank Charges	312.00
TOTAL GENERAL EXPENSES	**25,112.00**
BUILDING EXPENSES	
Repairs and Maintenance	4,500.00
Landscaping	4,500.00
Fire Inspection / Backflow Testing	500.00
Common Lot Expense	839.13
Snow Removal	14,400.00
TOTAL BUILDING EXPENSES	**24,739.13**
UTILITIES	
Garbage & Recycle	8,400.00
Water & Sewer	499.00
TOTAL UTILITIES	**8,899.00**
STRATA RESERVE FUNDS	
Contingency Reserve Fund	5,875.01
TOTAL RESERVE FUNDS	**5,875.01**
TOTAL EXPENSES & RESERVES	**64,625.14**
SURPLUS / (DEFICIT)	**0.00**
DEVELOPER RESERVE FUNDS	
Developer Contribution to CRF	1,940.00

*Phase 3 developer contribution to CRF

BENCHLANDS TOWNHOMES
PROPOSED STRATA FEE SCHEDULE
PHASE 3

Unit No.	Strata Lot	Unit Entitlement	Operating Fund Contributions	Contingency Reserve Fund Contributions	Total Annual Strata Fees	Approved Monthly Strata Fees
	1	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	2	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	3	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	4	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	5	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	6	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	7	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	8	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	9	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	10	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	11	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
	12	1	$ 4,895.84	$ 489.58	$5,385.43	$448.79
TOTALS		**12**	**$ 58,750.13**	**$ 5,875.01**	**$64,625.14**	**$5,385.43**

PROPOSED ANNUAL OPERATING BUDGET
BENCHLANDS TOWNHOMES
PREPARED NOVEMBER 2024, Revised August 2026

	PROPOSED BUDGET
INCOME	
Strata Fees	68,550.13
Interest Income	0.00
Other Income	6,855.01
TOTAL INCOME	**75,405.14**
GENERAL EXPENSES	
Insurance	20,000.00
Insurance Appraisal	600.00
Management	9,000.00
Professional Fees	500.00
Administration & Portal	750.00
Tax Returns	750.00
Bank Charges	312.00
TOTAL GENERAL EXPENSES	**31,912.00**
BUILDING EXPENSES	
Repairs and Maintenance	6,000.00
Landscaping	6,000.00
Fire Inspection / Backflow Testing	500.00
Common Lot Expense	839.13
Snow Removal	14,400.00
TOTAL BUILDING EXPENSES	**27,739.13**
UTILITIES	
Garbage & Recycle	8,400.00
Water & Sewer	499.00
TOTAL UTILITIES	**8,899.00**
STRATA RESERVE FUNDS	
Contingency Reserve Fund	6,855.01
TOTAL RESERVE FUNDS	**6,855.01**
TOTAL EXPENSES & RESERVES	**75,405.14**
SURPLUS / (DEFICIT)	**0.00**
DEVELOPER RESERVE FUNDS	
Developer Contribution to CRF	980.00

*Phase 3 developer contribution to CRF

BENCHLANDS TOWNHOMES
PROPOSED STRATA FEE SCHEDULE
PHASE 4

Unit No.	Strata Lot	Unit Entitlement	Operating Fund Contributions	Contingency Reserve Fund Contributions	Total Annual Strata Fees	Approved Monthly Strata Fees
	1	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	2	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	3	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	4	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	5	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	6	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	7	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	8	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	9	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	10	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	11	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	12	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	13	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	14	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
	15	1	$ 4,570.01	$ 457.00	$5,027.01	$418.92
TOTALS		**15**	**$ 68,550.13**	**$ 6,855.01**	**$75,405.14**	**$6,283.76**