

Sunvale Place Villas - Budget
January 1, 2019 - December 31, 2019

ADMINISTRATION

Audits, Legal & Accounting	2,700.00
Management	10,800.00
Office/copy/bank/AGM	1,700.00
Insurance premium	14,000.00
Insurance deductible	5,000.00
Insurance appraisal	-
TOTAL ADMINISTRATION	34,200.00

MAINTENANCE

Building exterior	1,500.00
Contingency	2,000.00
Electrical	500.00
Plumbing	5,000.00
Irrigation	800.00
Water Softener	-
Road/Parking	650.00
MAINTENANCE TOTAL	10,450.00

OPERATING

Contract Landscaping	6,550.00
Landscaping extras	-
Contract Snow Removal	6,550.00
Snow removal - extras	2,000.00
Tree care	2,000.00
Electricity	5,500.00
Gas	5,000.00
Water and Sewer	10,800.00
Waste Removal	2,800.00
Recycling	-
Improvements to landscaping	-
OPERATING TOTAL	41,200.00

TOTAL PROJECTED EXPENSES - 2019	\$ 85,850.00	\$325/month per unit (Based on 22 equal units)
Reserve Fund Special Assessment - 2019	20,000.00	\$910 per unit by Dec 31, 2019 (Based on 22 equal units)
TOTAL OPERATING & RESERVE FUND	\$ 105,850.00	

The monthly fees of \$325 will only fund the Operating Expenses. In addition to the Operating Budget, the Board has committed to increasing the Reserve Fund by an amount of \$20,000 by the end of 2019. This will require a special assessment in 2019 of approximately \$910 per unit.