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

| Audits, Legal & Accounting Management 10,800.00 Insurance premium 14,000.00 Insurance deductible Insurance appraisal TOTAL ADMINISTRATION MAINTENANCE Building exterior Contingency Electrical Plumbing Irrigation MAINTENANCE TOTAL DOPERATING Contract Landscaping Landscaping extras Contract Snow Removal Snow removal - extras Tree care Electricity Gas Waster and Sewer Waste Removal Recycling Improvements to landscaping Improvements to landscaping Improvements to landscaping Introval Properties Int | ADMINISTRATION | | |
|--|--|--------------|---|
| Management | Audits, Legal & Accounting | 2,700.00 | |
| Insurance deductible 5,000.00 Insurance adeductible 5,000.00 Insurance adeductible 5,000.00 Insurance appraisal - | Management | 10,800.00 | |
| Insurance deductible 1,000.00 Insurance appraisal - TOTAL ADMINISTRATION 34,200.00 MAINTENANCE Building exterior 1,500.00 Contingency 2,000.00 Flectrical 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 Landscaping 6,550.00 Snow removal - extras 2,000.00 Free care 2,000.00 Electricity 5,500.00 Gas 5,000.00 Water and Sewer 10,800.00 Water and Sewer 10,800.00 Water Removal 2,800.00 Recycling - Improvements to landscaping - OPERATING TOTAL 41,200.00 Reserve Fund Special Assessment - 2019 \$85,850.00 Solution of the present strail of the presen | Office/copy/bank/AGM | 1,700.00 | |
| Insurance appraisal | Insurance premium | 14,000.00 | |
| 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 Water and Sewer 10,800.00 Waste Removal 2,800.00 Recycling - Improvements to landscaping - OPERATING TOTAL 41,200.00 Reserve Fund Special Assessment - 2019 Reserve Fund Special Assessment - 2019 Reserve Fund Special Assessment - 2019 \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Insurance deductible | 5,000.00 | |
| 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) | Insurance appraisal | - | |
| Suilding exterior | TOTAL ADMINISTRATION | 34,200.00 | |
| Contingency 2,000.00 Electrical 500.00 Plumbing 5,000.00 Irrigation 800.00 Mater Softener Road/Parking 650.00 MAINTENANCE TOTAL 10,450.00 OPERATING 6,550.00 Landscaping extras Contract Landscaping extras 2,000.00 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 Reserve Fund Special Assessment - 2019 \$85,850.00 Based on 22 equal units | MAINTENANCE | | |
| Contingency 2,000.00 Electrical 500.00 Plumbing 5,000.00 Irrigation 800.00 Mater Softener - Road/Parking 650.00 MAINTENANCE TOTAL 10,450.00 OPERATING 6,550.00 Landscaping extras - Contract Landscaping extras 2,000.00 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 Reserve Fund Special Assessment - 2019 \$85,850.00 Reserve Fund Special Assessment - 2019 \$910 per unit by Dec 31, 2019 Based on 22 equal units) | Building exterior | 1,500.00 | |
| Plumbing 5,000.00 Irrigation 800.00 Water Softener - Road/Parking 650.00 MAINTENANCE TOTAL 10,450.00 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 Reserve Fund Special Assessment - 2019 \$85,850.00 \$910 per unit by Dec 31, 2019 Based on 22 equal units | _ | | |
| Irrigation 800.00 Water Softener | Electrical | 500.00 | |
| 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 \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Plumbing | 5,000.00 | |
| Road/Parking 650.00 MAINTENANCE TOTAL 10,450.00 | Irrigation | 800.00 | |
| 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 Reserve Fund Special Assessment - 2019 \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Water Softener | - | |
| OPERATING Contract Landscaping Landscaping extras Contract Snow Removal Snow removal - extras Tree care Electricity Gas Water and Sewer Waste Removal Improvements to landscaping OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 Reserve Fund Special Assessment - 2019 Reserve Fund Special Assessment - 2019 G6,550.00 G6,550.00 C6,550.00 C7,000.00 C7,000.0 | Road/Parking | 650.00 | |
| Contract Landscaping Landscaping extras Contract Snow Removal Snow removal - extras Tree care Electricity Gas Water and Sewer Waste Removal Recycling Improvements to landscaping OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 Reserve Fund Special Assessment - 2019 Reserve Fund Special Assessment - 2019 6,550.00 5,500.00 5,500.00 10,800.00 2,800.00 41,200.00 \$325/month per unit (Based on 22 equal units) \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | MAINTENANCE TOTAL | 10,450.00 | |
| Landscaping extras Contract Snow Removal Snow removal - extras Tree care Electricity Gas Source Water and Sewer Waste Removal Improvements to landscaping OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 Reserve Fund Special Assessment - 2019 Reserve Fund Special Assessment - 2019 Contract Snow Removal Source So | OPERATING | | |
| 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) | Contract Landscaping | 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) \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Landscaping extras | - | |
| 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 \$ 910 per unit by Dec 31, 2019 (Based on 22 equal units) | Contract Snow Removal | 6,550.00 | |
| Electricity 5,500.00 Gas 5,000.00 Water and Sewer 10,800.00 Waste Removal 2,800.00 Recycling | Snow removal - extras | 2,000.00 | |
| 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 \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Tree care | 2,000.00 | |
| Waste Removal Recycling Improvements to landscaping OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 Reserve Fund Special Assessment - 2019 10,800.00 2,800.00 41,200.00 41,200.00 \$325/month per unit (Based on 22 equal units) \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Electricity | 5,500.00 | |
| Waste Removal Recycling Improvements to landscaping OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 Reserve Fund Special Assessment - 2019 2,800.00 41,200.00 \$325/month per unit (Based on 22 equal units) \$910 per unit by Dec 31, 2019 (Based on 22 equal units) | Gas | 5,000.00 | |
| Recycling - Improvements to landscaping - 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) | Water and Sewer | 10,800.00 | |
| OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 Reserve Fund Special Assessment - 2019 \$ 85,850.00 \$325/month per unit (Based on 22 equal units) \$ 910 per unit by Dec 31, 2019 (Based on 22 equal units) | Waste Removal | 2,800.00 | |
| OPERATING TOTAL TOTAL PROJECTED EXPENSES - 2019 \$ 85,850.00 \$ 85,850.00 (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) | Recycling | - | |
| 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) | Improvements to landscaping | | |
| Reserve Fund Special Assessment - 2019 (Based on 22 equal units) \$ 85,850.00 (Based on 22 equal units) \$ 910 per unit by Dec 31, 2019 (Based on 22 equal units) | OPERATING TOTAL | 41,200.00 | |
| Reserve Fund Special Assessment - 2019 20,000.00 (Based on 22 equal units) | TOTAL PROJECTED EXPENSES - 2019 | \$ 85,850.00 | • |
| TOTAL OPERATING & RESERVE FUND \$105,850.00 | Reserve Fund Special Assessment - 2019 | 20,000.00 | - |
| | 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.