

## Valley Ridge 201

ACCOUNT	COST
<b>Admin</b>	
Management Fees	\$14,500
Postage	\$500
<b>Total Admin</b>	<b>\$15,000</b>
<b>Maintenance of the Grounds</b>	
Snow removal and salting of common area sidewalks	\$7,500
Fertilizing and weed control of common grassy areas	\$2,000
Mowing & Landscape Maintenance	\$6,500
Landscaping improvements	\$4,500
<b>Total Maintenance of the Grounds</b>	<b>\$20,500</b>
<b>Misc. Expenses</b>	
Insurance for Common Areas	\$1,110
Maintenance and Repairs	\$1,000
Professional Fees	\$1,500
<b>Total Misc. Expenses</b>	<b>\$3,610</b>
<b>Utilities</b>	
Electric	\$900
Water and Sewer	\$250
<b>Total Utilities</b>	<b>\$1,150</b>
Misc. (reserve for current year)	\$2,000
<b>TOTAL EXPENSES (year)</b>	<b>\$42,260</b>
Reserve (accrual) for future major expense	\$15,000

<b>TOTAL EXPENSES to HOMEOWNERS (Income)</b>	<b>\$57,260</b>
<b>No. of Owners</b>	<b>409</b>
2019 Individual Fee to Homeowners	<b>\$140</b>

**Notes:**

The current fence was installed in 2015 at a cost of \$186k. The increase on the 186k a replacement fence would cost about \$2 (life expectancy of 20-30 yrs). This amounts to roughly \$36 per y covered by warranty should be paid from the M&R account.



Total expenses ÷ by Units

fence has a 15 year warranty. Assuming a 35%  
!50k to be paid in the year 2035(vinyl fencing has a  
year per homeowner. Any fence maintenance not