## Valley Ridge 201

	valley Mage 201
ACCOUNT	COST
Admin	
Management Fees	
	\$14,500
Postage	\$500
Total Admin	\$15,000
Maintenance of the Grounds	
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
Total Maintenance of the	
Grounds	\$20,500
Misc. Expenses	
Insurance for Common Areas	
	\$1,110
Maintenance and Repairs	
	\$1,000
Professional Fees	\$1,500
Total Misc. Expenses	\$3,610
Utilities	
Electric	\$900
Water and Sewer	\$250
Total Utilities	\$1,150
Misc. (reserve for current	
year)	\$2,000
TOTAL EXPENSES (year)	
	\$42,260
Reserve (accrual) for future	
major expense	\$15,000

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

## 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.

## **L9 Budget**

COMMENTS
DSI Bool Estato Group Annual Foo
DSI Real Estate Group Annual Fee
Bi annual mailing cost
Olson Toon Contract Exp 4/2019
013011 10011 CONTINUE EXP 4/2013
Keyman-contract ends 11/2020
Currently bidding for services
Esch Insurance Co
Typically includes Minor repairs to light fixtures.
Typically includes Willow repairs to light lixed es.
Street lights
Storm Water Cost
Con note #1
See note #1

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 rear per homeowner. Any fence maintenance not