

100 River Place Suite 1, Madison WI 53716
 www.valleyridgemadison.com

<u>Account</u>	<u>2019</u> <u>Budget</u>	<u>2019</u> <u>Estimated</u>	<u>2020</u> <u>Budget</u>	<u>Comments</u>
Management Fees	\$15,000		\$15,000	
<i>DSI</i>		\$14,208		2019 includes DSI credit for website problem.
<i>Postage & Misc.</i>		\$885	\$900	
Landscaping	\$11,000			
<i>Maintenance Mowing</i>		\$8,155	\$9,000	DSI is soliciting bids for 2020. Expect to include weed control as part of package.
<i>Fertilization and Weed Control</i>		\$237		
Landscaping Improvements	\$1,500	\$1,500	\$5,000	2019 includes \$5,500 for the removal of dead planting anticipated in December. \$4,000 of this came from the operating reserve. 2020 monies targeted for replacement plantings.
Snow Removal	\$7,500	\$8,384	\$8,000	2019 includes \$2,000 as a December estimated cost. We have a contract with a new vendor for 2020 which may save some money (based on snowfall).
Insurance	\$2,200	\$2,005	\$2,200	
Maintenance and Repair	\$3,000	\$3,300	\$3,000	2019 includes \$2,900 for repair if the fence not covered under our insurance deductible.
Professional Fees	\$500		\$400	
<i>Misc. Bank Charges, Annual Report, Tax Prep</i>				
Utilities	\$1,150			
<i>Electric</i>		\$950	\$1,000	
<i>Water & Sewer</i>		\$320	\$350	
Misc. (reserve for current year)	\$4,000	\$4,000	\$4,000	2019 applied the \$4,000 reserve against the \$5,500 cost of dead planting removal.
Accrual for Fence Replacement	\$11,500	\$11,500	\$11,500	
Total	\$57,350	\$55,794	\$60,350	
Number of Homeowners	409		409	
Homeowner Assessment	\$140		\$148	