

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

## 2021 Budget

<u>Account</u>	<u>2020 Budget</u>	<u>2020 Estimated</u>	<u>2021 Budget</u>	<u>2021 Comments</u>
Management Fees	\$15,000		\$15,000	
<i>DSI</i>		\$14,508		
<i>Postage &amp; Misc.</i>	\$900	\$1,200	\$1,000	
Landscaping				
<i>Maintenance Mowing</i>	\$9,000	\$9,000	\$12,000	We have signed a three year agreement with Olson-Toon for both landscaping maintenance and snow removal. The 2020 vendor was not renewed due to lack of performance. Landscape maintenance includes mowing, edging, weed control, spring and fall cleanups.
Landscaping Improvements	\$5,000	\$0	\$9,000	This is work to be accomplished outside of routine Landscape Maintenance. We did not accomplish any of the needed improvements in 2020 due to vendor problems. Improvement areas include: Tree removal Tree maintenance Plastic edging repair or replacement Rock bed maintenance New and replacement plantings
			-\$5,000	Credit - these are unspent Landscaping Improvement funds from 2020.
Snow Removal	\$8,000	\$7,000	\$7,000	We have signed a three year agreement with Olson-Toon for both landscaping maintenance and snow removal.
Insurance	\$2,200	\$2,217	\$2,454	
Maintenance and Repair	\$3,000	\$850	\$2,500	Includes a partial pressure washing of the fence.
Professional Fees	\$400	\$400	\$400	
<i>Misc. Bank Charges, Annual Report, Tax Prep</i>				
Utilities				
<i>Electric</i>	\$1,000	\$900	\$1,000	
<i>Water &amp; Sewer</i>	\$350	\$350	\$400	
Misc. (reserve for current year)	\$4,000	\$0	\$4,000	
			-\$4,000	Credit - these are unspent M&R funds from 2020 as we did not incur any extraordinary expenses.
Accrual for Fence Replacement	\$11,500	\$11,500	\$11,500	
<b>Total</b>	<b>\$60,350</b>	<b>\$47,925</b>	<b>\$57,254</b>	
Number of Homeowners	409		409	
Homeowner Assessment	\$148		\$140	

**PROPERTY MANAGEMENT, DEVELOPMENT & BROKERAGE SERVICES**