

**APPLE VALLEY CONDOMINIUM
2022 BUDGET**

	2022 Budget
REVENUE	
Fee Income	\$458,547
	\$458,547
OPERATING EXPENSES	
Administration	
Office	\$800
Postage	\$245
Taxes-Income	\$100
MFCA - Dues	\$127,850
Management Fees	\$16,192
Accounting & Tax Prep	\$3,200
Legal Expenses	\$500
Insurance Expenses	\$41,815
Misc Expenses - Community	\$500
	\$191,202
Maintenance and Repairs	
General Repair and Maintenance	\$18,000
Gutter Cleaning	\$5,500
Roof Repairs	\$0
Light & Electrical Repairs	\$1,500
Parking Lot Maintenance	\$0
Lawn Maintenance	\$47,000
Security Contract	\$5,760
Pest Control	\$5,000
Snow Removal	\$34,000
Tree Maintenance	\$9,000
	\$125,760
Total Operating Expenses	\$316,962
RESERVES & RESTRICTED	
General Reserves Contribution	\$45,500
Bldg Restricted Fund	\$30,000
Pre-painting Carpentry Rest Fund	\$0
Total Reserves	\$75,500
LOAN PAYMENTS	
Extra Payments	\$0
Principle & Interest	\$92,235
Total Loan Payments	\$92,235
CAPITAL PROJECTS	
S.P. Painting Project - Decks	\$7,000
S.P. Rotted wood repair	\$8,000
S.P. Painting Wood Repair	\$26,000
S.P. Painting Project - Buildings	\$0
S.P. Landscape Renewal Project	\$26,000
Total Capital Projects	\$67,000
TOTAL EXPENSES & RESERVES	\$551,697
OPERATING BALANCE FORWARD	(\$20,000)
PAID FROM RESTRICTED (a)	\$0
PAID FROM RESERVES (b)	(\$41,000)
PAID FROM LOAN (c)	(\$32,150)
	(\$93,150)
TOTAL FROM CONDO FEES	\$458,547

APPLE VALLEY CONDOMINIUM

2022 FEE CALCULATION

	ADDRESS	PERCENT OWNERSHIP	2022 FEE/MO
1	Apple Valley Drive	2.290	\$875
3	Apple Valley Drive	1.920	\$734
5	Apple Valley Drive	1.920	\$734
7	Apple Valley Drive	2.000	\$764
11	Apple Valley Drive	2.280	\$871
15	Apple Valley Drive	1.920	\$734
17	Apple Valley Drive	1.920	\$734
19	Apple Valley Drive	2.280	\$871
23	Apple Valley Drive	2.000	\$764
25	Apple Valley Drive	1.920	\$734
27	Apple Valley Drive	1.920	\$734
29	Apple Valley Drive	2.270	\$867
30	Apple Valley Drive	2.000	\$764
31	Apple Valley Drive	2.000	\$764
32	Apple Valley Drive	1.920	\$734
33	Apple Valley Drive	1.740	\$665
34	Apple Valley Drive	1.920	\$734
35	Apple Valley Drive	2.270	\$867
36	Apple Valley Drive	2.270	\$867
39	Apple Valley Drive	2.270	\$867
40	Apple Valley Drive	2.000	\$764
41	Apple Valley Drive	1.920	\$734
42	Apple Valley Drive	1.920	\$734
43	Apple Valley Drive	1.920	\$734
44	Apple Valley Drive	1.920	\$734
45	Apple Valley Drive	2.270	\$867
46	Apple Valley Drive	2.270	\$867
49	Apple Valley Drive	2.270	\$867
50	Apple Valley Drive	2.270	\$867
51	Apple Valley Drive	1.920	\$734
52	Apple Valley Drive	1.740	\$665
53	Apple Valley Drive	1.920	\$734
54	Apple Valley Drive	2.000	\$764
55	Apple Valley Drive	2.000	\$764
1	Cortland Drive	2.270	\$867
3	Cortland Drive	1.740	\$665
5	Cortland Drive	2.270	\$867
9	Cortland Drive	2.270	\$867
11	Cortland Drive	2.270	\$867
15	Cortland Drive	1.650	\$631
17	Cortland Drive	2.000	\$764
21	Cortland Drive	2.460	\$940
23	Cortland Drive	2.700	\$1,032
50	Cortland Drive	2.550	\$974
52	Cortland Drive	1.790	\$684
54	Cortland Drive	1.900	\$726
56	Cortland Drive	2.380	\$909
58	Cortland Drive	2.310	\$883
		<hr/> 99.930	<hr/> \$38,183

\$458,196