

MILL CREEK CONDOMINIUM ASSOCIATION INC

Budget

Based on 36 Units

	Annual/Condo.	Annual/Unit	Monthly/Unit	Comments
RESERVES				
Painting	\$ 1,028.57	\$ 28.57	\$ 2.38	See LRF Schedule
Roads - Paving	\$ 1,300.00	\$ 36.11	\$ 3.01	See LRF Schedule
Asphalt Patching	\$ 643.50	\$ 17.88	\$ 1.49	See LRF Schedule
Curbing & Sidewalks	\$ -	\$ -	\$ -	See LRF Schedule
Roof	\$ 3,168.00	\$ 88.00	\$ 7.33	See LRF Schedule
Siding Replacement	\$ 3,000.00	\$ 83.33	\$ 6.94	See LRF Schedule
Gutter & Downspouts	\$ -	\$ -	\$ -	See LRF Schedule
SUB TOTAL	\$ 9,140.07	\$ 253.89	\$ 21.16	
OPERATING				
Landscape Contract	\$ 17,280.00	\$ 480.00	\$ 40.00	Mowing, Mulching etc..
Tree Care	\$ -	\$ -	\$ -	
Misc. Grounds Maint.	\$ 2,045.00	\$ 56.81	\$ 4.73	Extra Mulching & planting
Stormwater Fees	\$ 500.00	\$ 13.89	\$ 1.16	
Roads & Parking	\$ -	\$ -	\$ -	
Snow Removal	\$ 375.00	\$ 10.42	\$ 0.87	
Building Maint.	\$ -	\$ -	\$ -	Currently Builders Warranty
Roof Maint.	\$ -	\$ -	\$ -	Currently Builders Warranty
Gutter Maint.	\$ 400.00	\$ 11.11	\$ 0.93	Cleaning 1 time.
Lighting (Electric)	\$ 1,512.00	\$ 42.00	\$ 3.50	7 Poles
Pest Control	\$ 3,930.00	\$ 109.17	\$ 9.10	Termites & Quarterly Pest Control
Waste Removal	\$ 2,880.00	\$ 80.00	\$ 6.67	Curbside Pick-up
Insurance	\$ 6,500.00	\$ 180.56	\$ 15.05	Current estimate of values
Prof/Bank/Office	\$ 800.00	\$ 22.22	\$ 1.85	Tax prep. & Admin. Expenses
Management	\$ 6,480.00	\$ 180.00	\$ 15.00	Accounting only
SUB TOTAL	\$ 42,702.00	\$ 1,186.17	\$ 98.85	
TOTAL	\$ 51,842.07	\$ 1,440.06	\$ 120.00	Monthly Assessment

\$ 120.00 MONTHLY ASSESSMENT

MILL CREEK CONDOMINIUM ASSOCIATION INC.

LONG RANGE FUND WORKSHEET

Based on 36 units

NOTE - 100 % Funding Level

Item	Years Hence	Projected Total Cost	Reserve		Full	Comments
			Allocated	Unreserved		
Roof (20 year)	25	\$ 79,200.00	\$ -	\$ 79,200.00	\$ 3,188.00	
Paving (15 year)	15	\$ 19,500.00	\$ -	\$ 19,500.00	\$ 1,300.00	
Asphalt Patching (10 year)	10	\$ 6,435.00	\$ -	\$ 6,435.00	\$ 643.50	
Curbing & Sidewalks (20 year)	20	TBD	\$ -	\$ -	\$ -	
Siding Replacement (30 year)	30	\$ 90,000.00	\$ -	\$ 90,000.00	\$ 3,000.00	
Gutter & Downspout Replacement (20 years)	17	TBD	\$ -	\$ -	\$ -	
Painting/Staining (7 years)	7	\$ 7,200.00	\$ -	\$ 7,200.00	\$ 1,028.57	
TOTAL			\$ -	\$ 202,335.00	\$ 9,140.07	

Paving Schedule

1 1/2" Overlay
@ \$5.00/sy
\$ 19,500.00

Full Depth asphalt
concrete patch 10% of
area @ \$16.50/sy
6,435.00

Area in square yards

3900