

**Hayford Village 2 Master Condominium  
Operating Budget  
Effective January 1, 2022**

	Total Annual	Allocated to all units	Phase 1 & Phase 2	Phase 3	Future Est	Comments / calculations
		75	60	15		
<b>Operating Expenses</b>						
<b>Administrative Expenses</b>						
Office Expenses	600		600			\$250 was prior budget amount
Management Fees	1,200		1,200			
Insurance	4,500		4,500			\$4,000 was prior budget amount
Fees and other admin expense	250		250			
<b>Repairs and Maintenance</b>						
Roads	2,400		2,400			\$1,000 was prior budget amount
Landscaping & common areas	3,600		3,600			
Perimeter Fencing	2,400		2,400			\$1,800 was prior budget amount
Snow removal	3,500		3,500			New line item
Drainage, entry gate, utility systems	1,800		1,800			\$1,200 was prior budget amount
<b>Utilities:</b>						
Water / sewer	6,000		6,000			\$4,800 was prior budget amount
Garbage	500		500			
Electric	1,000		1,000			\$300 was prior budget amount
<b>Total Operating Expenses</b>	<b>27,750</b>	-	<b>27,750</b>			
<b>Replacement Reserves &amp; Contingency</b>						
Re-seal asphalt road	3,750		3,750			Cost 30,000 yrs 8 \$ / year Description 100000 s/f @ \$.30
Perimeter fencing	1,450		1,450			10 1,450 25% of total cost, annual maint. will prevent need for total replacement
Contingency Reserve @ 5%	1,388		1,388			Unallocated reserves from operating expenses
<b>Total Reserve &amp; Contingency</b>	<b>6,588</b>	-	<b>6,588</b>			
<b>Total Operating Expense &amp; Reserves</b>	<b>34,338</b>	-	<b>34,338</b>			
Add all unit allocation to current Phases		-	572	-		Allocation by unit type - annual
Total Op. Exp & Reserve per unit		-	572	-		
Re-Allocate to Phase 1 & Occupied units		-	572	-		
Total unit allocation		-	572	-		
Number of units by Type		75	60	15		
<b>Total Monthly Charge Per Unit - per allocation</b>		-	48	29		

Note: Vacant/unoccupied units are allocated 60% of the occupied monthly dues.