

SUN MESA TOWNHOME OWNERS ASSOCIATION, INC.

**2006 Budget**

**Income:**

Dues \$145 per month	151,380
Interest and Misc.	150

**Total Income:** 151,530

**Operating Expenses:**

Management Fees	13,572
Legal Expenses	1,500
Acct/Audit(inc tax return)	850
Misc Admin.	3,000
Electricity	2,000
Water	17,000
Grounds Contract	16,278
Trash Removal	6,400
Snow Removal	5,500
Landscaping	2,500
Irrigation Maint.	3,000
Roof and Gutter	3,900
Painting	0
Stucco Repair (units)	500
General Maint (Note1)	3,500
Arborist	3,500
Lighting Maint	300
Concrete Maint	0
Fence Repair	500
Taxes	200
Property/Liability Insurance	30,565

**Total Operating Expenses:** 114,565

**Reserves:**

Capital Imp Project	1,000
Contingency	0
Painting	11,000
Perimeter Fence	1,000
Stucco Maint (walls)	1,000
Concrete Replacement	8,000
Roof Repair/Replace	13,750
Landscaping	1,000
Irrigation	1,000