

Unit Owners of Trailhead Phase 2 - 2023

Number of Owners =

32

**Estimated Utilities
Trailhead 1 Actual
2022** **2023
Annual
Budget**

Description

Income

06010-000	Assessment - Membership Average Per Owner Per Month (see matrix for each unit)	0	270,525	***Plus \$460 per quarter for SROA General Assessment
6011-000	Assessment -LCA	0	4,794	
	Interest Income	0	0	
	Subtotal Income	0	275,319	

EXPENSES

Admin & Contract Services

07110-000	Management & Accounting	0	20,256	
07130-000	SMC Contract Mgt Fee		3,796	
07310-000	Professional Services	0	4,500	CPA Annual Audt Fees
07315-000	Professional Svcs - Website	0	850	
07320-000	Legal Services	0	500	
		0	29,902	

General Expenses

07510-000	Insurance Premiums	0	25,000	
	Insurance deductible	0	0	
07520-000	Bank Fees	0	0	
7710-000	Supplies- Office	0	0	
07714-000	Supplies - Operating	0	200	
07810-000	Licenses & Permits	0	10	
07900-000	Other General Expense	0	500	
		0	25,710	

Maintenance & Repair

08110-000	Custodial Services Contract	0	23,113	
08111-000	Custodial Services Non Contract	0	2,300	
08115-000	Window Cleaning	0	2,000	
08222-000	Elevator Maintenance	0	10,000	
08224-000	Fire System Maintenance	0	3,000	
08225-000	Pool and Spa	0	0	
08232-000	Deck Maintenance	0	0	
08310-000	General R & M Contract	0	15,000	
08311-000	General Repairs & Maintenance	0	10,000	
08320-000	Grounds/ Landscape Maintenance	0	14,000	
08410-000	Snow Removal	0	7,500	
8430-000	Sign Maintenance	0		
		0	86,913	

Utilities

09010-000	Electricity	10,448	12,000	Estimated Partial Occupancy in 2023
09020-000	Natural Gas	20,499	12,000	Estimated Partial Occupancy in 2023
09030-000	Water	26,558	15,000	Estimated Partial Occupancy in 2023
09035-000	Sewer	0	9,500	Combined with water
09040-000	Waste Removal & Recycling	2,299	4,500	
09110-000	Telephone Service	0	0	
		59,805	53,000	

Unit Owners of Trailhead Phase 2 - 2023

Number of Owners =

32

Estimated Utilities

2023

	Contingency & Reserve		
09500-000	Contingency	0	10,000
09999-000	Reserve Contribution	0	25,000
		0	35,000
	Annual Lease Fee to Phase 1		40,000
	TOTAL EXPENSES	59,805	270,525
	Current Year Net Income/(loss)	(59,805)	4,794
	Operating Reserve		0
	Expense per month		22,544
	Months in Reserves		0.0

TRAILHEAD CONDOMINIUM PHASE 2
2022-23 Assessments

A. COMMON EXPENSE ASSESSMENTS

<u>Unit No.</u>	<u>Address</u>	<u>Unit Type±</u>	<u>Allocated Interest Common Operating Expenses¹</u>	<u>Monthly Common Operating Expense and Reserve Assessment³</u>	<u>Allocated Interest Limited Common Element</u>	<u>Monthly Limited Common Element Assessment³</u>	<u>Total Monthly Assessment</u>
100	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
101	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
102	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
103	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
104	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
105	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
106	3770 Suncadia Trail Lot 2	1	1.69%	\$382.10	2.27%	\$9.07	\$391.17
107	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
108	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
110	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
200	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
201	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
202	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
203	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
204	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
205	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
206	3770 Suncadia Trail Lot 2	1	1.69%	\$382.10	2.27%	\$9.07	\$391.17
207	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
208	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
209	3770 Suncadia Trail Lot 2	1	1.69%	\$382.10	2.27%	\$9.07	\$391.17
210	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
300	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
301	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
302	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
303	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
304	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
305	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
306	3770 Suncadia Trail Lot 2	1	1.69%	\$382.10	2.27%	\$9.07	\$391.17
307	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
308	3770 Suncadia Trail Lot 2	2	3.39%	\$764.19	2.27%	\$9.07	\$773.26
309	3770 Suncadia Trail Lot 2	1	1.69%	\$382.10	2.27%	\$9.07	\$391.17
310	3770 Suncadia Trail Lot 2	3	3.39%	\$764.19	4.55%	\$18.18	\$782.37
Totals		32	100.00%	\$22,543.75		\$399.50	
Total Annual Assessments				\$270,525.00		\$4,794.00	\$275,319.00