

Sunridge at Avon II Condominium Association

Adopted Budget — Fiscal Year October 1, 2026 to September 30, 2027

Adopted by the Board of Directors September 27, 2026 · Owner ratification meeting Wednesday, October 21, 2026, 5:30 pm

Account	FY2026 Budget Oct 2025 – Sep 2026		FY2027 Budget Oct 2026 – Sep 2027		Change
Income					
401 · Operating Assessments	\$	800,999	\$	802,086	\$ 1,087
402 · Reserve Assessments	\$	163,922	\$	195,000	\$ 31,078
403 · Water Usage Fees	\$	225,000	\$	215,000	\$ (10,000)
404 · Finance Charges & Late Fees	\$	-	\$	1,000	\$ 1,000
405 · Interest Income	\$	-	\$	3,000	\$ 3,000
406 · Holy Cross Equity Refunds	\$	-	\$	-	\$ -
407 · Other Owner Income-Fines	\$	-	\$	-	\$ -
Total Income	\$	1,189,921	\$	1,216,086	\$ 26,165
Expense					
601 · Management Fees	\$	122,000	\$	122,000	\$ -
604 · Electric	\$	8,500	\$	8,500	\$ -
605 · Insurance Expense	\$	231,914	\$	198,500	\$ (33,414)
607 · Legal Fees	\$	5,500	\$	20,000	\$ 14,500
608 · Accounting	\$	24,500	\$	24,500	\$ -
609 · Office & Administrative	\$	8,500	\$	11,500	\$ 3,000
620 · Repair & Maint.-General	\$	31,000	\$	20,000	\$ (11,000)
622 · Alarm Service - Contract	\$	8,000	\$	8,200	\$ 200
623 · Snow Removal	\$	32,000	\$	32,000	\$ -
624 · Trash Removal	\$	71,500	\$	71,500	\$ -
625 · Water & Sewer	\$	245,000	\$	250,000	\$ 5,000
629 · Chimney Sweep & Dryer Vent	\$	3,000	\$	7,886	\$ 4,886
630 · Parking Lot & Sidewalks	\$	9,000	\$	8,000	\$ (1,000)
631 · Transfer/Allocation to Reserve	\$	163,922	\$	195,000	\$ 31,078
632 · Lawn Sprinkler Repairs	\$	8,000	\$	8,000	\$ -
633 · Mowing & Trim Contract	\$	18,000	\$	15,500	\$ (2,500)
634 · Landscaping - Other	\$	32,000	\$	27,000	\$ (5,000)
636 · Light Repair & Replace	\$	400	\$	500	\$ 100
637 · Plumbing & Auguring	\$	40,000	\$	85,000	\$ 45,000
637a · Reconstruction-Plumbing Issues	\$	75,000	\$	35,000	\$ (40,000)
638 · Roof Expense	\$	-	\$	1,500	\$ 1,500
640 · Pest Control	\$	7,000	\$	7,000	\$ -
643 · Painting Expense	\$	-	\$	-	\$ -
652 · Janitorial	\$	37,685	\$	38,000	\$ 315
653 · Trash Enclosures	\$	1,500	\$	1,500	\$ -
654 · Gutter Repair & Replace	\$	6,000	\$	6,000	\$ -
655 · Tree Maintenance - Extra	\$	-	\$	8,000	\$ 8,000
656 · Wildfire Mitigation - Vent Screening	\$	-	\$	5,500	\$ 5,500
Total Expense	\$	1,189,921	\$	1,216,086	\$ 26,165
Net Income	\$	-	\$	-	\$ -

Monthly Assessments (effective November 1, 2026)	FY2026	FY2027	Change
Two-bedroom unit (180 units)	\$390.00	\$403.00	\$13.00
Three-bedroom unit (18 units)	\$567.23	\$586.14	\$18.91
Annual reserve contribution	\$ 163,922	\$ 195,000	\$ 31,078

Water usage continues to be billed separately (account 403). Reserve contributions for FY2028 and FY2029 are planned at \$222,000 and \$250,000, then 3% per year.