

Suffield Meadows Condominium Unit Owners Association

Assessment Computation for 2019 *using 5% Threshold Method*

		Total	Cottages	Villas	Arbors	ALF
Number of Units	*1	113	50	30	32	1
Par Value Per Unit			1250	1000	500	15000
Par Value Total (Units X Par Value)		123,500	62,500	30,000	16,000	15,000
Par Value Percentage			51%	24%	13%	12%
Total General Expenses	*2	\$ 329,681				
T.G.E. per Par Value Unit X Cost per Unit	*3		\$ 278.07	\$ 222.46	\$ 111.23	\$3,336.85
Limited Expenses:						
Neighborhood 1 (MF - Arbors)	*4	\$ 120,186			312.98	
Neighborhood 2 (SF - Cottages & Villas)	*5	\$ 67,918	70.75	70.75		
ALF - The Villa	*6					-
Total General Reserve Allocation	*7	\$ 85,645	72.24	57.79	28.90	866.85
per 2018 Budget		\$ 603,430				
Total Monthly CUAO Fee	2019 Fees		\$ 421	\$ 351	\$ 453	\$ 4,204
Multiply by number of Units			X 50	X 30	X 32	X 1
Monthly Revenue from Fees			21,053	10,530	14,499	4,204
Multiply by # of Months			X 12	X 12	X 12	X12
Annual Revenue from Fees			\$ 252,634	\$ 126,358	\$ 173,993	\$ 50,444
Total Annual Revenue from Fees Budgeted for 2018						\$ 603,430

*1 All 50 Cottages and 30 Villas completed as of 2011 = 80 Single Family Units

*2 Total General Expenses (Administrative, Land & Building and Operating Expenses - Reserves) **LESS \$ 1120**

*3 Total General Expenses / P.V. Total = \$330,801 / 123,500 = \$ 2.6786 per P.V. Unit X Unit P.V. / 12 months

*4 Total Neighborhood 1 Expenses (Multi-Family - Arbors) = \$123,786 / 32 (# of Units) / 12 months = \$322.36 **LESS \$7,080 & \$5,110**

*5 Total Neighborhood 2 Expenses (Cottages & Villas) = \$80,108 / 80 (# of Cott & Villas) / 12 months = \$83.45 **LESS \$2,830 & \$770**

*6 ALF (The Villa) Expenses (Cap.Imp.Fund Direct Cost) / 12 months = \$90 / 12 = \$7.50 **LESS \$90**

*7 Total General Reserve Allocation (Common, Contingency, & WWTP) = \$88,145/PV Total = \$.7137 X PV per Unit /12 mos **LESS \$2500**

			2018 Fees	\$ 405.00	\$ 343.00	\$ 438.00	\$ 3,774.00
Removing:			2017 Fees	\$ 404.00	\$ 341.00	\$ 438.00	\$ 3,782.00
Special Projects: \$10,000	2,830	A	2016 Fees	\$ 411.00	\$ 350.00	\$ 444.00	\$ 3,719.00
	7,080	S	2015 Fees	\$ 402.00	\$ 342.00	\$ 430.00	\$ 3,656.00
	90	V	2014 Fees	\$ 408.00	\$ 345.00	\$ 426.00	\$ 3,793.00
Aeration/Seeding: \$7,000	1,120	C	2013 Fees	\$ 387.00	\$ 327.00	\$ 439.00	\$ 3,630.00
	770	A	2012 Fees	\$ 388.00	\$ 328.00	\$ 434.00	\$ 3,578.00
	5,110	S	2011 Fees	\$ 374.00	\$ 317.00	\$ 456.00	\$ 3,418.00
Plug Amount: \$2,500	2,500		2010 Fees	\$ 392.69	\$ 340.43	\$ 463.18	\$ 3,148.77
Total	19,500		2009 Fees	\$ 363.00	\$ 307.00	\$ 404.50	\$ -