



<b>ADMINISTRATIVE</b>														
8610	Legal	20	20	20	20	20	20	20	20	20	20	20	240	
8611	Collection Costs	337	337	337	337	337	337	337	337	337	337	337	4,048	
8612	Audit/Tax/Corp Commission	0	0	275	0	0	600	0	0	50	0	0	925	
8613	Lien Expense	65	65	65	65	65	65	65	65	65	65	65	780	
8616	Records Box Storage	40	40	40	40	40	40	40	40	40	40	40	480	
8630	Community Events					250				250			500	
8640	Insurance	248	248	248	248	248	248	248	248	248	248	248	2,972	
8660	Management Fees	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	15,960	
8662	Comm.Notices/Newsltr	250	175	0	250	175	0	250	175	0	250	400	1,925	
8665	Postage /Copies	85	85	85	85	85	85	85	85	85	85	85	1,020	
8680	Income Taxes	0	75	0	0	0	0	0	0	0	0	0	75	
8681	Property Taxes	0	0	0	0	0	0	0	0	15	0	0	15	
8682	Coupons		0	0	0	0	0	0	0	0	0	1,100	1,100	
<b>TOTAL</b>		<b>2,375</b>	<b>2,375</b>	<b>2,400</b>	<b>2,375</b>	<b>2,550</b>	<b>2,725</b>	<b>2,375</b>	<b>2,300</b>	<b>2,175</b>	<b>2,640</b>	<b>2,525</b>	<b>3,225</b>	<b>30,040</b>
<b>TOTAL OPERATING EXP.</b>		<b>6,281</b>	<b>6,415</b>	<b>11,240</b>	<b>6,781</b>	<b>6,390</b>	<b>21,565</b>	<b>9,481</b>	<b>6,140</b>	<b>11,515</b>	<b>6,546</b>	<b>7,365</b>	<b>7,065</b>	<b>106,784</b>
<b>RESERVES</b>														
9520	Reserve Contribution	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	14,134	
9510	Reserve Interest	16	16	16	16	16	16	16	16	16	16	16	192	
9525	Reserve Expense	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Reserve</b>		<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>1,411</b>	<b>16,931</b>	
<b>TOTAL OPER. &amp; RESERVE</b>		<b>7,459</b>	<b>7,593</b>	<b>12,418</b>	<b>7,959</b>	<b>7,568</b>	<b>22,743</b>	<b>10,659</b>	<b>7,318</b>	<b>12,693</b>	<b>7,724</b>	<b>8,543</b>	<b>8,243</b>	<b>120,918</b>
<b>TOTAL INCOME/DEFICIT</b>		<b>2,618</b>	<b>2,484</b>	<b>-2,341</b>	<b>2,118</b>	<b>2,509</b>	<b>-12,666</b>	<b>-582</b>	<b>2,759</b>	<b>-2,616</b>	<b>2,353</b>	<b>1,534</b>	<b>1,834</b>	<b>0</b>

Assumptions

Total homes assessed: 282 Line item for income is based on an average of 271 homes paying per month at \$35.00 each.

Assessments to increase to **35.00 per month.**

Line item 5000 Residential Assessments is \$33.85 x 282 homes - 5%

Line item 5001 Delinquent Assessments has an average of \$883.24 per month over the past 17 months. 2017 Budget will reflect \$700 per month

Line item 8070 Irrigation Repairs has been an average of \$234.29 per month over the past 17 months. 2017 Budget will reduce to \$250 per month

Line item 8078 Large Tree Trimming will remain the same in 2017 at \$15K

Line item 8282 Gravel Enhancement will remain the same as 2016 at \$8K

Line item 8460 Water totaled \$11,930 over the past 17 months. Average is \$701 per month, 2017 budget will reflect \$715 per month in case

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