

Description	2017	NOTES
INCOME:	PROPOSED BUDGET	
Current Maintenance dues		
Increase to fund Reserves etc.		10% increase
Subtotal Income	\$247,248.00	projected income \$202 per
EXPENSES:		or \$606 per quarter
ADMINISTRATIVE EXPENSES:		
Auditor/Tax Preparation	\$3,000.00	Includes taxes and yearend
Corporate Fee	\$70.00	Set fees
Insurance-Pool/Clubhouse/Cm a	\$4,100.00	D&O and commercial liability
Legal Expenses	\$1,000.00	HOA legal issues only
Management Contract	\$23,152.00	Contract amount
Postage/Supplies/Copies	\$1,000.00	Includes copy costs for AGM
Taxes	\$300.00	Set fee, tax return prep
Reserve Study	\$3,000.00	

Total Administrative Expenses	\$35,622.00	
BUILDING OPERATIONS:		
Building Maintenance	\$1,000.00	Minor repairs
Contractor Repairs	\$10,000.00	Larger repairs
Gate Service & Repairs	\$500.00	
Cleaning Labor	\$1,800.00	no increase
Deferred Maintenance	\$16,861.00	
Total Building Operations	\$30,161.00	
LANDSCAPE/ROAD MAINTENANCE:		
Landscape	\$39,000.00	\$ 3250 per mo. Lawn
Irrigation	\$9,600.00	\$800 per month irrigation
Wetlands/Recreation Maintenance	\$3,000.00	Actual amount
Landscape Extras	\$15,000.00	Adding in mulch project
Fertilization	\$11,400.00	\$950 per month fertilization
Fertilization Extras	\$6,365.00	
Irrigation Maintenance	\$3,000.00	
Total Landscape/Road Maint.	\$87,365.00	

RECREATION FACILITIES:		
Pool Maint. Contract/Permits	\$3,600.00	Contract price
Pool/Clubhouse supplies	\$1,000.00	
Total Recreation Facilities	\$4,600.00	
UTILITIES:		
Utilities: Pool/Clubhouse/Cm Area	\$8,500.00	
Utilities: Irrigation Pump	\$1,500.00	
Utilities: Cable / Internet/	\$2,000.00	
Total Utilities Expense	\$12,000.00	
MISCELLANEOUS:		
Contingency	\$0.00	
Uncollectable Dues	\$2,500.00	
Total Miscellaneous Expenses	\$2,500.00	
RESERVE TRANSFERS	\$75,000.00	2% annual increase \$74,900
EXPENSES		

TOTAL INCOME / EXPENSES	\$247,248.00	
-------------------------	--------------	--