| | Fees Under Review | | | |
|---|---|---|---|---|
| | 2018 Draft Budget ($231) | 2018 Daft Budget ($300) | 2017 Actual | 2017 Budget |
| **INCOME** | | | | |
| Assessments | 35,332 | 43,800 | 32,400 | 32,100 |
| Other | | | 1008 | |
| **TOTAL INCOME** | **33,726** | **43,800** | **33,408** | **32,100** |
| **Adjusted Net Income** | **33,726** | **43,800** | **33,408** | |
| | | | | |
| **EXPENSES** | | | | |
| Mgmt. Fees | 2,500 | 3,100 | 2,428 | 2,300 |
| Ground Maint. | 16,500 | 16,500 | 14494 | 15,000 |
| Electric | 5800 | 5800 | 5140 | 5,200 |
| Water | 700 | 700 | 527 | 700 |
| Postage & Office Supplies | 1100 | 1100 | 467 | 950 |
| Legal & Prof. | 1500 | 1500 | 1258 | 1,200 |
| File Storage | 250 | 250 | | |
| Insurance | 3750 | 3750 | 3684 | 2,400 |
| Miscellaneous | 150 | 150 | 131 | 150 |
| New & Old Trees (Landscaping Exp.) | 800 | 800 | 654 | 1,200 |
| Irrigation | 600 | 600 | 305 | 325 |
| Entrance | 1800 | 1800 | 5575 | 6,000 |
| Tree Removal | 7000 | 7000 | 4625 | 5,000 |
| Monument Lights repair | 1200 | 1200 | 0 | 1,200 |
| Fence Maint | 500 | 500 | 0 | 1,500 |
| **TOTAL EXPENSES** | **44,150** | **44,750** | **39,288** | **43,125** |
| **Surplus/(Deficit)** | **-10,424** | **-950** | **-5,880** | |

**NOTES:**

Assessments are computed on 146 homes.

Mgmt. Fees are 7% of collected assessments plus some other incomes.

Rate for landscaping is expected to increase 5-7% (plus I include extra for common ground extras like tree removal

I have an email into C&V to confirm no rate change

D&O insurance is included

Included a significant tree removal budget due to county complaint

Increased postage due to anticipated mailings

**Did not include income from home sales.**

Front entrance lights are broken and will need to be repaired

Front entrace landscaping is growing over lights and will need to be removed and replaced

May not need anything for fence maint, but something in just in case

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