

2017 ANNUAL BUDGET
Adopted by the Board of Directors on 10/10/2016

It shall be the responsibility of each Owner and each Lot and Residential Unit to pay regular annual assessments to the Association.

NOTE: THIS IS NOT A BILL. YOU WILL BE INVOICED IN JANUARY.

<u>House or Lot</u>	<u>Amount</u>	<u>Variance from 2016</u>
House without sewer	\$ 2,883	\$ (34)
House with sewer	\$ 3,298	\$ (14)
Lot without sewer	\$ 2,322	\$ (4)
Lot with sewer	\$ 2,578	\$ 7
Out-Parcel	\$ 563	\$ (92)

DEPARTMENTAL OPERATING FEES

	<u>House</u>	<u>Lot</u>
Administration	\$ 564	\$ 564
Landscape	\$ 102	\$ 102
Roads	\$ 528	\$ 528
Security	\$ 557	\$ 112
Wastewater	\$ 319	\$ 160
Water	\$ 231	\$ 116

Reserve Fees

	<u>House</u>	<u>Lot</u>
Administration	\$ 13	\$ 13
Landscape	\$ 6	\$ 6
Roads	\$ 782	\$ 782
Security	\$ 7	\$ 7
Wastewater	\$ 96	\$ 96
Water	\$ 91	\$ 91

<u>2017 Assessment Budget</u>	<u>2017 Operating Assessment</u>	<u>Previous Year</u>	<u>Variance from 2016</u>	<u>2017 Capital Assessment</u>	<u>Previous Year</u>	<u>Variance from 2016</u>	<u>2017 Integrated Assessment</u>	<u>Variance from 2016</u>
ADMINISTRATION	\$ 220,145	\$ 222,489	-1.06%	\$ 5,000	\$ 5,000		\$ 225,145	\$ 227,489 \$ (2,344)
LANDSCAPING	\$ 38,900	\$ 38,900	0.00%	\$ 2,125	\$ -		\$ 41,025	\$ 41,025 \$ -
ROADS	\$ 202,668	\$ 187,902	7.29%	\$ 300,000	\$ 300,000		\$ 502,668	\$ 487,902 \$ 14,766
SECURITY	\$ 202,333	\$ 197,187	2.54%	\$ 2,576	\$ 2,576		\$ 204,909	\$ 199,763 \$ 5,146
WASTEWATER	\$ 87,335	\$ 82,150	5.94%	\$ 27,875	\$ 30,000		\$ 115,210	\$ 110,025 \$ 5,185
WATER	\$ 93,295	\$ 125,132	-34.13%	\$ 38,000	\$ 38,000		\$ 131,295	\$ 163,132 \$ (31,837)
TOTALS	\$ 844,676	\$ 853,760	1.06%	\$ 375,576	\$ 375,576	0.00%	\$ 1,220,252	\$ 1,229,336 \$ (9,084.00) -0.74%

Other Fees

Property ownership transfer	house	\$ 300
	lot	\$ 100
Architectural Review Fees		see ARC Guidelines
2017 Employee Holiday Bonus Fund (Property Owners may opt-out)		\$ 40