

2018 ANNUAL BUDGET
Adopted by the Board of Directors on 10/09/2017

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 2017</u>
House without sewer	\$ 2,946	\$ 38
House with sewer	\$ 3,351	\$ 46
Lot without sewer	\$ 2,349	\$ 29
Lot with sewer	\$ 2,600	\$ 33
Out-Parcel	\$ 560	\$ 12

DEPARTMENTAL OPERATING FEES

	<u>House</u>	<u>Lot</u>
Administration	\$ 562	\$ 562
Landscape	\$ 97	\$ 97
Roads	\$ 556	\$ 556
Security	\$ 602	\$ 120
Wastewater	\$ 309	\$ 155
Water	\$ 230	\$ 115

Reserve Fees

	<u>House</u>	<u>Lot</u>
Administration	\$ 13	\$ 13
Landscape	\$ 6	\$ 6
Roads	\$ 768	\$ 768
Security	\$ 20	\$ 20
Wastewater	\$ 96	\$ 96
Water	\$ 92	\$ 92

<u>2018 Assessment Budget</u>	<u>2018 Operating Assessment</u>	<u>Previous Year</u>	<u>Variance from 2017</u>	<u>2017 Operating Assessment</u>	<u>Previous Year</u>	<u>Variance from 2016</u>	<u>2018 Capital Assessment</u>	<u>Previous Year</u>	<u>Variance from 2017</u>	<u>2018 Integrated Assessment</u>	<u>Previous Year</u>	<u>Variance from 2017</u>
ADMINISTRATION	\$ 219,469	\$ 220,145	-0.31%	\$ 220,145	\$ 222,489	-1.05%	\$ 5,000	\$ 5,000	\$ -	\$ 224,469	\$ 225,145	\$ (676)
LANDSCAPING	\$ 36,900	\$ 38,900	-5.14%	\$ 38,900	\$ 38,900	0.00%	\$ 2,125	\$ 2,125	\$ -	\$ 39,025	\$ 41,025	\$ (2,000)
ROADS	\$ 213,138	\$ 202,668	5.17%	\$ 202,668	\$ 187,902	7.86%	\$ 290,000	\$ 300,000	\$ (10,000.00)	\$ 503,138	\$ 502,668	\$ 470
HEMLOCK REMOVAL							\$ 5,000	\$ -	\$ 5,000.00	\$ 5,000	\$ -	
SECURITY	\$ 218,489	\$ 202,333	7.98%	\$ 202,333	\$ 197,187	2.61%	\$ 7,576	\$ 2,576	\$ 5,000.00	\$ 226,065	\$ 204,909	\$ 21,156
WASTEWATER	\$ 84,651	\$ 87,335	-3.07%	\$ 87,335	\$ 82,150	6.31%	\$ 27,875	\$ 27,875	\$ -	\$ 112,526	\$ 115,210	\$ (2,684)
WATER	\$ 91,843	\$ 93,295	-1.56%	\$ 93,295	\$ 125,132	-25.44%	\$ 38,000	\$ 38,000	\$ -	\$ 129,843	\$ 131,295	\$ (1,452)
TOTALS	\$ 864,490	\$ 844,676	2.35%	\$ 844,676	\$ 853,760	-1.06%	\$ 375,576	\$ 375,576	0.00%	\$ 1,240,066	\$ 1,220,252	\$ 19,814.00
										\$ 1,240,066	\$ 1,220,252	1.62%

Other Fees

Property ownership transfer	house	\$ 300	0.01623681
	lot	\$ 100	

Architectural Review Fees see ARC Guidelines

2018 Employee Holiday Bonus Fund \$ 40
(Property Owners may opt-out)