THE FOOTHILLS at MacDONALD RANCH MASTER ASSOCIATION 2017 ADOPTED BUDGET - 502 HOMES

	INCOME	204E BUDGET	2046 BUDGET	2047 BUDGET	2047 MONTHLY	,
	INCOME	2015 BUDGET	2016 BUDGET	2017 BUDGET	2017 MONTHLY	
Associat	tion Assessments	\$1,845,360.00	\$1,888,920.00	\$1,987,920.00	\$165,660.00	\$330.00 per Month
	Review Fees	\$1,000.00	\$885.00	\$870.00	\$72.50	
	itation Income	\$0.00	\$0.00	\$0.00	\$0.00	
Collection	ansponder Income	\$15,000.00 \$1,000.00	\$7,325.00 \$850.00	\$11,125.00 \$800.00	\$927.08 \$66.67	
	Ridge Transponders	\$2,000.00	\$1,300.00	\$2,150.00	\$179.17	
	Contributions	\$0.00	\$7,260.00	\$6,600.00	\$550.00	
Misc. Inc		\$0.00	\$0.00	\$0.00	\$0.00	(Supbeona of records, etc.)
Late Fee		\$0.00	\$0.00	\$0.00	\$0.00	
Interest Total Re		\$3,000.00 \$1,867,360.00	\$2,602.00 \$1,909,142.00	\$3,090.00 \$2,012,555.00	\$257.50 \$167,712.92	
10		V .,00.,000.00	\$1,000,112.00	+2,0.2,000.00	V.01,1.12.02	
	EXPENSES					
Audit 9	GENERAL & ADMIN Tax Preparation	\$2,175.00	\$2,175.00	\$2,175.00	\$181.25	
	bt Expense	\$10,000.00	\$2,175.00	\$20,000.00	\$1,666.67	
Insurance		\$12,397.00	\$13,038.00	\$29,643.00	\$2,470.25	
Legal Fe		\$40,000.00	\$30,000.00	\$50,000.00	\$4,166.67	
	ement Fees	\$61,512.00	\$62,964.00	\$66,264.00		Based on number of units
Collectio	on Fees ry of State/Ombudsman Fees	\$1,000.00 \$1,614.00	\$850.00 \$2,635.00	\$800.00 \$2,433.50	\$66.67 \$202.79	Fees billed back to owners
	/Licenses	\$1,000.00	\$1,000.00	\$1,000.00	\$83.33	
	& Office Supplies	\$6,000.00	\$9,000.00	\$11,500.00	\$958.33	
Postage		\$4,000.00	\$3,000.00	\$4,000.00	\$333.33	
Commu	nity Events/Welcome Gifts	\$27,000.00	\$37,000.00	\$44,000.00	\$3,666.67	Fourth of July, Halloween, etc.
Income '		\$1,500.00	\$1,000.00 \$1,000.00	\$1,000.00	\$83.33	
	TOTAL GEN & ADMIN EXPENSE	\$168,198.00	\$182,662.00	\$232,815.50	\$19,401.29	
	LANDSCAPE					
	ape Contract	\$351,572.00	\$353,400.00	\$398,760.00	\$33,230.00	
	ape Misc.	\$20,000.00	\$30,000.00	\$20,000.00	\$1,666.67	
Plant/Tre Tree Co	ree Replacement	\$10,000.00 \$74,250.00	\$8,000.00 <u>\$74,250.00</u>	\$8,000.00 \$100,000.00	\$666.67 \$8,333.33	
	LANDSCAPE EXPENSE	\$74,250.00 \$455,822.00	\$74,250.00 \$465,650.00	\$526,760.00	\$8,333.33 \$43,896.67	
		VIOU,022.00	V 100,000.00	4020 ,. 60.00	\$10,000.01	
	MAINTENANCE					
	epairs & Maintenance	\$10,000.00	\$20,000.00	\$20,000.00	\$1,666.67	
	oftware and Passes stem Repairs	\$50,000.00 \$1,000.00	\$51,000.00 \$1,000.00	\$51,150.00 \$1,000.00	\$4,262.50 \$83.33	
	ansponder Expense	\$17,000.00	\$1,000.00	\$12,175.00	\$1,014.58	
	Maintenance	\$100,000.00	\$50,000.00	\$100,000.00	\$8,333.33	
	Decorations	\$12,360.00	\$13,045.00	\$12,350.00	\$1,029.17	
	al & Janitorial Supplies	\$13,000.00	\$5,100.00	\$4,320.00	\$360.00	
	Miscellaneous Repairs/Painting	\$30,000.00	\$20,000.00	\$20,000.00	\$1,666.67	
Lighting Pest Co	Contract	\$17,700.00 \$1,225.00	\$17,700.00 \$1,915.00	\$17,700.00 \$2,640.00	\$1,475.00 \$220.00	
	und Equip Maint Contract	\$2,388.00	\$2,388.00	\$2,388.00	\$199.00	
	ficer Contract	\$636,816.00	\$647,961.00	\$684,950.00		Based on actuals plus 3%
	stem Monitoring/Inspection	\$100.00	\$100.00	\$100.00	\$8.33	
	Sweeping/SWPPP	\$14,000.00	\$13,000.00	\$35,000.00	\$2,916.67	
	Common Area Improvements	\$40,000.00	\$40,000.00	\$40,000.00	\$3,333.33	
Continge	dar Speed Signs	\$7,000.00 \$10,000.00	\$7,000.00 \$10,000.00	\$7,000.00 \$10,000.00	\$583.33 \$833.33	
	MAINT & REPAIRS	\$962,589.00	\$912,909.00	\$1,020,773.00	\$85,064.42	
		, ,	, ,	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	
	POOL/FOUNTAIN					
	untain Contract untain Misc. Repairs	\$6,000.00 \$1,000.00	\$6,000.00 \$3,500.00	\$5,700.00 \$3,500.00	\$475.00 \$291.67	
	POOL/FOUNTAIN	\$7,000.00	\$9,500.00	\$9,200.00	\$766.67	
IOIAL		ψ.,000.00	ψυ,υυυ.υυ	₩0,200.00	ψ. 30.0 <i>1</i>	
	UTILITIES					
Electric		\$61,298.00	\$58,259.00	\$43,733.00		Based on actuals plus 5%
Telepho Sewer/V		\$7,460.00 \$142,896.00	\$7,660.00 <u>\$147,392.00</u>	\$7,408.00 <u>\$158,184.00</u>		Based on actuals Based on actuals plus 5%
	Utilities	\$142,896.00 211,654.00	<u>\$147,392.00</u> 213,311.00	209,325.00	\$13,182.00	Dased Off actuals plus 376
			,	,.220.00	,	
	RESERVES					
	e Transfer	\$192,000.00	\$192,000.00	\$207,875.00	\$17,322.92	
	ne Reserve Transfer eserves	\$200,000.00 \$392,000.00	\$265,903.72 \$457,903.72	\$200,000.00 \$407,875.00	\$16,666.67 \$33,989.58	
I Otal Re	ESEI VES	 დაყ ∠, 000.00	\$407,9U3.7Z	\$4U1,013.UU	\$33,969.38	
TOTAL	EXPENDITURES	\$2,197,263.00	\$2,241,935.72	\$2,406,748.50	\$200,562.38	
						
NET IN	COME/LOSS	(\$220,002,00)	(\$222 702 701	(\$204 402 EO)	(\$22.040.40)	
	COME/LOSS	(\$329,903.00) \$329,903.00	(\$332,793.72) \$332,793.72	(\$394,193.50) \$394,193.50	(\$32,849.46) \$32,849.46	
Applica	ation of Operating Surplus	\$329,903.00	φυυ Σ,1 33.1 2	φυσ 4 , 190.3U	φ32,049.46	
EINIAI II	NCOME/LOSS	\$0.00	\$0.00	\$0.00	\$0.00	
FINAL II	NOOML/LOGG	ψυ.υ0	\$0.00	\$0.00	\$0.00	
 						
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THE FOOTHILLS at MacDONALD RANCH MASTER ASSOCIATION 2017 ADOPTED BUDGET - 502 HOMES

				T	1			
	INCOME	2015 BUDGET	2016 BUDGET	2017 BUDGET	2017 MONTHLY	(
Reserve	Budget							
	ted Reserve Money 12-31-16	\$ 1,132,287.27	A reserve study was pe					
				ws that \$1,472,348,00 i	is the current estimat	e of the amount		
Transfer from Operating 2017 One Time Reserve Transfer				, , , ,		utive Board does not anticipate		
		· ,				store any major component		
Interest-Reserve Account 2017								
Total Expenses 2017			of the common elements or to provide adequate reserves for that purpose. The current estimated replacement cost, estimated remaining life and estimated useful life					
	und Surfaces - Replace	. , , ,				and estimated useful life		
HVAC Split System - Replace			of each major component of the common elements is attached.					
Surveillance System - Modernize			Component procedure	es were used in the rese	erve study for the est	imation and accumulation of		
Play Spring Toys - Replace		\$ (10,326.00)	cash reserves. A statement of qualifications of the person responsible for the preparation of					
Park Furniture - Replace		\$ (24,586.00)	the reserve study is als					
Park Awning - Replace		\$ (3,278.00)						
Gate Operator at Stephanie Gate - Replace		\$ (7,103.00)						
Tennis Court Resurfacing		\$ 13,113.00						
v		\$ (5,518.00)						
Tennis Court Windscreen - Replacement								
Anticipated Reserve Money 12-31-17		\$ 1,458,756.27						
	e Cash Required by 12-31-17	\$ 1,472,348.00						
Percent	Funded	99.08%						
Note: PI	layground surfaces and HVAC were scheduled fo	r 2016, but were not	completed. Exp	penses moved for	orward to 2017	7.		
Note: Te	ennis court resurfacing scheduled for 2017, but o	ompleted in 2016. C	redit applied.					
	3							
	LAIDMONT 400	40.11 0.050.00						
	LAIRMONT - 100	16 Homes @ \$59.00	0040 5115 - ==	0047 5115 5 ==	0047 1101	,		
ļ	Assessments I simosut	2015 BUDGET	2016 BUDGET	2017 BUDGET				
	Assessments- Lairmont	\$10,368.00	\$10,368.00	\$11,328.00	\$944.00	\$5.00 increase per month		
<u> </u>	Interest	\$0.00	\$2.00	\$1.25	\$0.10			
<u> </u>	TOTAL REVENUES	\$10,368.00	\$10,370.00	\$11,329.25	\$944.10			
ļ	EVENUES							
	EXPENSES	# 200.00	Ф000 65	#ccc c=	#00 G=			
	Entry Gate Phone	\$380.00	\$380.00	\$392.00	\$32.67			
	Nevada Power	\$350.00	\$416.00	\$355.00	\$29.58			
	Entry Gate Maintenance	\$200.00	\$200.00	\$200.00	\$16.67	00/ / / / /		
	Common Water - Irrigation	\$350.00	\$335.00	\$350.00	\$29.17	8% of meter total use		
	Landscape Maintenance	\$2,400.00	\$2,400.00	\$2,400.00	\$200.00	Approx. 3,000 sq. ft.		
	Repayment to Master Association	\$1,935.67	\$922.90	\$129.50	\$10.79	plus annual flowers		
	Reserve Transfer-Lairmont	<u>\$4,752.33</u>	<u>\$5,716.10</u>	<u>\$7,502.75</u>	<u>\$625.23</u>			
	TOTAL EXPENSES	\$10,368.00	\$10,370.00	\$11,329.25	\$944.10			
	REVENUES OVER EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00			
Reserve	<u>Budget</u>							
Anticipat	ted Reserve Money 12-31-16	\$ 59,305.84	A reserve study was po	erformed in July 2013.	•			
	r from Operating 2017		The reserve study shows that \$58,118.00 is the current estimate of the amount					
	Reserve Account 2017	·	of cash reserves that are necessary at the end of 2017. The Executive Board does not anticipate					
		ψ 134.00						
Total Expenses 2017			that a special assessment will be required to repair, replace, or restore any major component					
	n - Replace		of the common elements or to provide adequate reserves for that purpose.					
	perators - Replace	\$ (6,896.00)	The current estimated replacement cost, estimated remaining life and estimated useful life					
Landsca	ape - Renovate	\$ (7,103.00)	of each major component of the common elements is attached.					
Anticipa	ated Reserve Money 12-31-17		Component procedure	es were used in the rese	erve study for the est	imation and accumulation of		
	Cash Required by 12-31-17							
	• • •	·	cash reserves. A statement of qualifications of the person responsible for the preparation of					
	Funded		the reserve study is also enclosed.					
Note: Re	eplacement of intercom and gate operators were	scheduled for 2016,	but were not co	mpleted. Exper	nses moved to	rward to 2017.		
	LEIGE - 200	14 Homes @ \$280						
		2015 BUDGET	2016 BUDGET	2017 BUDGET	2017 MONTHI \	<i>'</i>		
	Assessments- Leige	\$37,464.00	\$40,320.00	\$47,040.00	\$3,920.00	\$40 increase per month		
	Interest	\$0.00	\$2.00	\$2.50	\$0.21			
	TOTAL REVENUES	\$37,464.00	\$40,322.00	\$47,042.50	\$3,920.21			
		. ,	. ,	, , ,	,			
	EXPENSES				1			
	Entry Gate Phone	\$360.00	\$352.00	\$368.00	\$30.67			
	Nevada Power	\$1,125.00	\$1,135.00	\$1,060.00	\$88.33			
	Entry Gate Maintenance	\$150.00	\$150.00	\$150.00	\$12.50			
	Common Water - Irrigation	\$6,350.00	\$6,671.00	\$7,261.00	\$605.08			
	Landscape Maintenance	\$22,200.00	\$22,200.00	\$22,200.00	\$1,850.00	Approx. 74,000 sq. ft.		
	Repayment to Master Association	\$6,004.00	\$8,539.00	\$7,506.00	\$625.50	7-27-7-1		
	Reserve Transfer-Leige	\$1,275.00	\$1,275.00	\$8,497.50	\$708.13			
	TOTAL EXPENSES	\$37,464.00	\$40,322.00	\$47,042.50	\$3,920.21			
		+	Ţ.5,022.00	Ţ,UTZ.UU	70,020.21			
			£0.00	\$0.00	\$0.00			
	REVENUES OVER EXPENSES	\$0.00	50.00		40.00	1	1	
	REVENUES OVER EXPENSES	\$0.00	\$0.00	70.00				
		\$0.00	\$0.00	75.55				
Reserve	Budget							
Reserve Anticipat	e Budget ted Reserve Money 12-31-16	\$ 69,577.37	A reserve study was po	erformed in July 2013.				
Reserve Anticipat Transfer	e Budget ted Reserve Money 12-31-16 r from Operating 2017	\$ 69,577.37 \$ 8,497.50	A reserve study was po	erformed in July 2013. ws that \$77,792.00 is th				
Reserve Anticipat Transfer Interest-	e Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017	\$ 69,577.37 \$ 8,497.50	A reserve study was po	erformed in July 2013. ws that \$77,792.00 is th		f the amount utive Board does not anticipate		
Reserve Anticipat Transfer Interest-	e Budget ted Reserve Money 12-31-16 r from Operating 2017	\$ 69,577.37 \$ 8,497.50	A reserve study was portion of cash reserves that a	erformed in July 2013. ws that \$77,792.00 is the necessary at the encessary at the encessar	d of 2017. The Exec			
Reserve Anticipat Transfer Interest- Total Ex	Budget ted Reserve Money 12-31-16 from Operating 2017 Reserve Account 2017 kpenses 2016	\$ 69,577.37 \$ 8,497.50 \$ 170.00	A reserve study was por The reserve study sho of cash reserves that a that a special assessm	erformed in July 2013. ws that \$77,792.00 is the are necessary at the enement will be required to	d of 2017. The Exec repair, replace, or res	utive Board does not anticipate store any major component		
Reserve Anticipat Transfer Interest- Total Ex Landsca	e Budget ted Reserve Money 12-31-16 from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00)	A reserve study was properties of the reserve study should be a served that a special assessmonth the common elements.	erformed in July 2013. ws that \$77,792.00 is the are necessary at the endernant will be required to a not onto or to provide adequired.	d of 2017. The Exec repair, replace, or res ate reserves for that	utive Board does not anticipate store any major component purpose.		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipa	e Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87	A reserve study was properties of the cash reserves that a special assessment the common element of the current estimated.	erformed in July 2013. ws that \$77,792.00 is the are necessary at the enternance will be required to a rot or to provide adequent placement cost, estimated to state the cost of the cost	d of 2017. The Exec repair, replace, or res ate reserves for that mated remaining life	utive Board does not anticipate store any major component		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipat Reserve	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00	A reserve study was pr The reserve study sho of cash reserves that a that a special assessm of the common eleme The current estimated of each major compor	erformed in July 2013. ws that \$77,792.00 is the renewal state of the end of the required to ints or to provide adequent placement cost, estiment of the common ele	d of 2017. The Exec repair, replace, or res ate reserves for that mated remaining life ements is attached.	utive Board does not anticipate store any major component purpose. and estimated useful life		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipat Reserve	e Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00	A reserve study was pr The reserve study sho of cash reserves that a that a special assessm of the common eleme The current estimated of each major compor	erformed in July 2013. ws that \$77,792.00 is the renewal state of the end of the required to ints or to provide adequent placement cost, estiment of the common ele	d of 2017. The Exec repair, replace, or res ate reserves for that mated remaining life ements is attached.	utive Board does not anticipate store any major component purpose.		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipat Reserve	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00	A reserve study was property of cash reserves that a fact a special assessm of the common eleme. The current estimated of each major compor Component procedures.	erformed in July 2013. ws that \$77,792.00 is the state of the end of the common eleas were used in the research.	d of 2017. The Exec repair, replace, or res ate reserves for that mated remaining life ements is attached. erve study for the est	utive Board does not anticipate store any major component purpose. and estimated useful life		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipa Reserve	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00 80.13%	A reserve study was progressive study sho of cash reserves that a that a special assessm of the common eleme. The current estimated of each major compor Component procedure cash reserves. A state	erformed in July 2013. ws that \$77,792.00 is the state of the ending of the required to instead of the required to the provide adequive peplacement cost, estimated of the common eleas were used in the resement of qualifications of the common of the common of the common eleas were used in the resement of qualifications of the common of the common of the common eleas were used in the resement of qualifications of the common of the common eleases.	d of 2017. The Exec repair, replace, or res ate reserves for that mated remaining life ements is attached. erve study for the est	utive Board does not anticipate store any major component purpose. and estimated useful life		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipa Reserve Percent	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16 Funded	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00 80.13%	A reserve study was po The reserve study sho of cash reserves that a that a special assessm of the common eleme The current estimated of each major compor Component procedure cash reserves. A state the reserve study is als	erformed in July 2013. ws that \$77,792.00 is the are necessary at the enuent will be required to into or to provide adequive replacement cost, estimated to the common eleas were used in the resement of qualifications coso enclosed.	d of 2017. The Exec repair, replace, or ret ate reserves for that mated remaining life ements is attached. erve study for the est of the person respon-	utive Board does not anticipate store any major component purpose. and estimated useful life		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipa Reserve Percent	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00 80.13%	A reserve study was po The reserve study sho of cash reserves that a that a special assessm of the common eleme The current estimated of each major compor Component procedure cash reserves. A state the reserve study is als	erformed in July 2013. ws that \$77,792.00 is the are necessary at the enuent will be required to into or to provide adequive replacement cost, estimated to the common eleas were used in the resement of qualifications coso enclosed.	d of 2017. The Exec repair, replace, or ret ate reserves for that mated remaining life ements is attached. erve study for the est of the person respon-	utive Board does not anticipate store any major component purpose. and estimated useful life		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipa Reserve Percent	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16 Funded	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00 80.13%	A reserve study was po The reserve study sho of cash reserves that a that a special assessm of the common eleme The current estimated of each major compor Component procedure cash reserves. A state the reserve study is als	erformed in July 2013. ws that \$77,792.00 is the are necessary at the enuent will be required to into or to provide adequive replacement cost, estimated to the common eleas were used in the resement of qualifications coso enclosed.	d of 2017. The Exec repair, replace, or ret ate reserves for that mated remaining life ements is attached. erve study for the est of the person respon-	utive Board does not anticipate store any major component purpose. and estimated useful life		
Reserve Anticipat Transfer Interest- Total Ex Landsca Anticipa Reserve Percent	be Budget ted Reserve Money 12-31-16 r from Operating 2017 Reserve Account 2017 xpenses 2016 aping - Renovate ated Reserve Money 12-31-16 be Cash Required by 12-31-16 Funded	\$ 69,577.37 \$ 8,497.50 \$ 170.00 \$ (15,914.00) \$ 62,330.87 \$ 77,792.00 80.13%	A reserve study was po The reserve study sho of cash reserves that a that a special assessm of the common eleme The current estimated of each major compor Component procedure cash reserves. A state the reserve study is als	erformed in July 2013. ws that \$77,792.00 is the are necessary at the enuent will be required to into or to provide adequive replacement cost, estimated to the common eleas were used in the resement of qualifications coso enclosed.	d of 2017. The Exec repair, replace, or ret ate reserves for that mated remaining life ements is attached. erve study for the est of the person respon-	utive Board does not anticipate store any major component purpose. and estimated useful life		

THE FOOTHILLS at MacDONALD RANCH MASTER ASSOCIATION 2017 ADOPTED BUDGET - 502 HOMES

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	INCOME	2015 BUDGET	2016 BUDGET	2017 BUDGET	2017 MONTHLY	,	
	THE RETREAT - 300	55 Homes @ \$90					
		2015 BUDGET	2016 BUDGET	2017 BUDGET			
	Assessments- The Retreat	\$37,440.00	\$49,500.00	\$59,400.00		\$15.00 increase per month	
	Interest TOTAL REVENUES	\$0.00 \$37,440.00	\$2.00 \$49,502.00	\$2.75 \$59,402.75	\$0.23 \$4,950.23		
	TOTAL REVENUES	\$37,440.00	\$49,502.00	\$39,402.73	\$4,930.23		
	EXPENSES						
	Entry Gate Phone	\$450.00	\$408.00	\$418.00	\$34.83		
	Nevada Power	\$2,266.00	\$2,484.00	\$2,387.00	\$198.92		
	Entry Gate Maintenance	\$250.00	\$250.00	\$250.00	\$20.83		
	Common Water - Irrigation	\$5,170.00	\$6,298.00	\$9,970.00	\$830.83	. 70.550 %	
-	Landscape Maintenance Lighting Maintenance	\$28,284.00	\$28,284.00	\$28,284.00	\$2,357.00 \$95.00	Approx. 78,552 sq ft	
	Reserve Transfer-Retreat	\$1,020.00 \$0.00	\$1,140.00 <u>\$10,638.00</u>	\$1,140.00 <u>\$16,953.75</u>	\$1,412.81		
	TOTAL EXPENSES	\$37,440.00	\$49,502.00	\$59,402.75	\$4,950.23		
		401,110100	V.0,002.00	400, 102.110	\$ 1,000.20		
	REVENUES OVER EXPENSES	\$0.00	\$0.00	\$0.00	\$83.33		
Reserve	Budget						
Anticipat	ed Reserve Money 12-31-16	\$ 187,132.51	A reserve study was performed in July 2013.				
Transfer	from Operating 2017	\$ 16,953.75	The reserve study sho	ws that \$206,861.00 is	the current estimate	of the amount	
Interest-	Reserve Account 2017	\$ 357.00	of cash reserves that a	are necessary at the en	d of 2017. The Execu	utive Board does not anticipate	
Total Ex	penses 2017					tore any major component	
Landsca	pe - Renovate	\$ (32,782.00)	of the common eleme	nts or to provide adequ	ate reserves for that p	ourpose.	
Anticipa	ted Reserve Money 12-31-17					and estimated useful life	
	Cash Required by 12-31-17		of each major compor				
Percent						mation and accumulation of	
1. 5. 50.11		02.3376				ible for the preparation of	
				·	or the herson respons	note for the preparation of	
—			the reserve study is als	oo enciosed.			
	DRAGONRIDGE - 400	9 Homes @ \$420					
	DRAGONRIDGE - 400	2015 BUDGET	2016 BUDGET	2017 BUDGET	2017 MONTHLY	•	
	Assessments- DragonRidge	\$45,360.00	\$45,360.00	\$45,360.00		No increase	
	Interest	\$0.00	\$2.00	\$2.75	\$0.23		
		\$45,360.00	\$45,362.00	\$45,362.75	\$3,780.23		
	TOTAL REVENUES						
	EXPENSES Father Code Blooms	\$540.00	\$550.00	\$ 500.00	£40.47		
	Entry Gate Phone Nevada Power	\$516.00 \$1,125.00	\$552.00 \$2,280.00	\$590.00 \$2,109.00	\$49.17 \$175.75		
-	Entry Gate Maintenance	\$1,125.00			\$20.83		-
	Common Water - Irrigation	\$3,293.00	\$7,500.00	\$10,000.00	\$833.33		
	Landscape Maintenance	\$21,516.00	\$21,516.00	\$21,516.00		Approx. 59,750 sq ft	
	Reserve Transfer-DragonRidge	\$18,660.00	\$13,264.00	\$10,897.75	\$908.15	raproxi octroo eq it	
	TOTAL EXPENSES	\$45,360.00	\$45,362.00	\$45,362.75	\$3,780.23		
	REVENUES OVER EXPENSES	\$0.00	\$0.00	\$0.00	\$83.33		
	Budget						
	ed Reserve Money 12-31-16		A reserve study was po				
	from Operating 2017		The reserve study sho				
	Reserve Account 2017	\$ 107.00	of cash reserves that a				
	penses 2017		that a special assessm	ent will be required to			
None		\$ -	of the common eleme	nts or to provide adequ	ate reserves for that p	ourpose.	
Anticipa	ted Reserve Money 12-31-17	\$ 71,967.39	The current estimated	replacement cost, estir			
	Cash Required by 12-31-17	\$ 69,425.00	of each major compor	ent of the common ele			
Percent	Funded	103.66%	Component procedure	es were used in the rese			
			cash reserves. A state	ement of qualifications of	of the person respons	ible for the preparation of	
			the reserve study is als	so enclosed.			
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