

The Preserve Homeowners Association, Inc. (PRSV)

2018 ANNUAL BUDGET - Approved

Dues Increase by \$8,000

Lots 5, 7, 14 & 15 (4 Total)	\$8,000.00	x	0.08592411	=	\$687.39	÷	4	=	\$171.85
All Other Lots, except Outlet G (21 Total)	\$8,000.00	x	0.893160307	=	\$7,145.28	÷	21	=	\$340.25
Outlet G (1 Total)	\$8,000.00	x	0.020915583	=	\$167.32	÷	1	=	\$167.32
			Total		\$8,000.00				

New Yearly Dues Payment (Per Unit)

Lots 5, 7, 14 & 15 (4 Total)	\$171.85	+	\$403.07	=	\$574.92
All Other Lots, except Outlet G (21 Total)	\$340.25	+	\$798.06	=	\$1,138.31
Outlet G (1 Total)	\$167.32	+	\$392.46	=	\$559.78

	2013	2014	2015	2016	2017		2018
	Actual	Actual	Actual	Actual	Proposed	Actual	Proposed
INCOME							
Dues	\$16,831.45	\$17,287.81	\$17,287.81	\$17,287.81	\$18,764.84	\$18,764.00	\$26,764.00
Other	\$917.87	\$199.45	\$214.67	\$194.72			
Total Income	\$17,749.32	\$17,487.26	\$17,502.48	\$17,482.53	\$18,764.84	\$18,764.00	\$26,764.00
EXPENSES							
Landscape (Contract)	\$1,664.00	\$2,048.00	\$2,025.00	\$2,200.00	\$1,792.00	\$2,834.18	\$2,316.00
Landscape Repairs-Not Scheduled	\$0.00	\$1,318.00	\$506.30	\$1,645.00	\$950.00	\$1,200.00	\$950.00
Landscape/Irrigation Repair	\$841.50	\$3,331.16	\$0.00	\$881.50	\$0.00	\$0.00	\$0.00
Irrigation Water	\$6,250.00	\$7,250.00	\$8,500.00	\$8,750.00	\$8,500.00	\$9,818.18	\$9,000.00
Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$925.00
Snow Removal	\$1,922.00	\$360.00	\$1,220.00	\$1,000.00	\$1,950.00	\$2,949.81	\$1,950.00
Road Repair	\$0.00	\$3,250.00	\$0.00	\$14,275.00	\$0.00	\$0.00	\$0.00
Legal/Registrations	\$256.37	\$27.00	\$27.00	\$35.00	\$54.00	\$147.27	\$135.00
Accounting/Tax Preparation	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00
Management	\$2,496.00	\$2,496.00	\$2,496.00	\$1,872.00	\$2,496.00	\$2,496.00	\$2,496.00
Office/Mailing	\$121.91	\$114.07	\$48.45	\$80.11	\$65.00	\$38.08	\$40.41
Common Electric	\$353.76	\$353.46	\$285.46	\$270.00	\$370.00	\$273.85	\$370.00
Insurance	\$625.00	\$625.00	\$625.00	\$625.00	\$689.05	\$681.81	\$689.05
Stat & Federal Taxes	\$0.00	\$29.00	\$35.00	\$40.00	\$0.00	\$33.82	\$0.00
Bank Charges	\$0.00	\$0.00	\$0.00	\$76.00	\$0.00	-\$41.45	\$0.00
Miscellaneous							
Subtotal							
Capital Reserve	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$1,680.00	\$1,680.00	\$3,600.00
Total Expenses	\$18,305.54	\$24,976.69	\$19,543.21	\$35,524.61	\$18,721.05	\$22,286.55	\$22,646.46
NET INCOME	-\$556.22	-\$7,489.43	-\$2,040.73	-\$18,042.08	\$43.79	-\$3,522.55	\$4,117.54

Will discuss more road repair in 2019
\$10 State Registration and \$35 DORA

The management fee reflects through the end of the year.
Office expense reflects through the end of the year.

Were putting \$300 per month into reserves and in 2017 you were putting in \$140. As discussed in the meeting, we will go back to putting \$300 per month into reserves.

The board requested to have \$4,000 in Operating Cash, which explains the need for a Dues increase in 2018

Dues Payment Breakdown Summary-

Lots 5, 7, 14 & 15 your new dues payments are as follows:

Yearly: \$574.92 Quarterly: \$143.73 Monthly: \$47.91

All Other Lots, except Outlet G your new dues payments are as follows:

Yearly: \$1,138.31 Quarterly: \$284.58 Monthly: \$94.86

Outlet G your new dues payments are as follows:

Yearly: \$559.78 Quarterly: \$139.95 Monthly: \$46.65