

	A	B	C	D
1	2017 BRITTON FALLS HOA BUDGET			
2		Total	Per Home	Comments
3	Income			BASED ON 814 AVERAGE HOMES
4	HOA Assessment	\$1,985,877	\$2,439	Home owner's monthly dues. Net after Reserve allocation is \$2,306.
5	Reserve Funding	-\$108,108	-\$133	Monthly dues allocated to the Legal Reserve.
6	Developer Contribution	\$109,340	\$134	Pulte contribution to cover net loss of the HOA.
7	Other Income	\$173,680	\$213	Website, Fitness, Events, Landscape.
8	Total Income	\$2,160,789	\$2,653	
9				
10	Grounds Maint-Homes			Grounds maintenance for the individual homes.
11	Mowing & Edging	\$249,604	\$307	
12	Mulch & Maintenance	\$155,541	\$191	
13	Other Grounds Expenses	\$236,076	\$290	Pruning, Irrigation Maint, Chemicals, Seasonal.
14	Total Grounds Maintenance	\$641,221	\$787	
15				
16	Common Area Maintenance			Grounds Maintenance for the Common Areas.
17	Mowing & Edging	\$83,120	\$102	
18	Snow Removal	\$106,340	\$131	Actual has been way under budget the last couple of years.
19	Other Common Area Expenses	\$149,759	\$184	Fountain, Holding Ponds, Chemicals, Lighting Maint, Flowers.
20	Total Common Area	\$339,219	\$417	
21				
22	Clubhouse			
23	Clubhouse Janitorial	\$33,000	\$41	
24	Pool Service Contract	\$86,664	\$106	Normal pool maintenance and operations.
25	Other Clubhouse Expenses	\$115,242	\$142	Fitness, Maintenance, Kitchen
26	Total Clubhouse	\$234,906	\$288	
27				
28	Social	\$58,500	\$72	Events and Holiday Decorations
29				
30	Utilities			
31	Electric	\$105,600	\$130	Electricity for common areas, Chateau and Villa.
32	Water & Sanitation	\$161,146	\$198	Primarily Irrigation Water.
33	Refuse Collection	\$121,474	\$149	Garbage Pickup homes & common areas.
34	Natural Gas	\$36,000	\$44	Chateau and Villa.
35	Other Utility Expenses	\$11,052	\$14	Telephone and Internet
36	Total Utilities	\$435,272	\$535	
37				

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1	2017 BRITTON FALLS HOA BUDGET			
2		Total	Per Home	Comments
38	Employment	\$315,740	\$388	Salaries, Benefits, Taxes.
39				
40	Administration			
41	Management Fees	\$58,968	\$72	\$6 per home per month.
42	Other administrative expenses	\$66,963	\$82	Insurance, Copies, Legal, Computers.
43	Total Administration	\$125,931	\$155	
44				
45	TOTAL EXPENSES	\$2,150,789	\$2,641	
46	OPERATING INCOME (LOSS)	\$10,000	\$12	
47				
48	Capital Expense	\$10,000	\$12	No specific items budgeted. Contingency budget.
49				
50	NET INCOME (LOSS)	\$0	\$0	
51				
52	Reserve Income	\$108,108	\$133	Monthly dues allocated to the Legal Reserve.
53				
54	Reserve Expenditures	\$48,000	\$59	Pool, Clubhouse, Ponds and Landscaping.
55				
56	Reserve Net Increase	\$60,108	\$74	
57				
58	Hittle Payments			Hittle costs for maintaining the grounds. Does not include Ponds.
59	Grounds Maintenance-Homes	\$641,221	\$787	
60	Common Area Maintenance	\$339,219	\$417	
61	Total Hittle	\$980,440	\$1,204	
62				
63	CMS Payments			
64	<i>Management Fees</i>	\$58,968	\$72	\$6 per home per month to manage Britton Falls.
65	<i>Employment</i>	\$315,740	\$388	Salary costs for the Chateau, Villa and the common grounds.
66	Total CMS	\$374,708	\$460	
67				
68	Average Homes for the year	Annual Dues	Number	
69	NAPA	\$2,520	242	
70	Sonoma	\$2,412	311	
71	Monterey	\$2,352	262	
72		\$2,439	814	