

**Sun Peak Master HOA
2017 Budget**

INCOME		# Lots	ANNUAL \$ per Lot
Annual Operating & Reserve Income			
Cedar Draw	\$ 16,240	29	\$ 560
Cedar Draw Estates	\$ 26,892	36	\$ 747
Cedar Draw Estates II	\$ 9,711	13	\$ 747
Mahogany Hills	\$ 54,880	98	\$ 560
The Cove @ Sun Peak Condos	\$ 29,920	80	\$ 374
The Cove @ Sun Peak Estate Lots	\$ 6,723	9	\$ 747
Willow Draw Cottages	\$ 61,040	109	\$ 560
TOTAL Annual Dues Income	\$ 205,406	374	
Clubhouse Key Replacement	\$ 200		
Clubhouse Rental Income	\$ 6,000		
Design Review Fee	\$ 3,000		
Fines for non-compliance	\$ 500		
Interest Income	\$ 750		
Late Fees Penalty	\$ 800		
TOTAL Income	\$ 216,656		
EXPENSES			
ADMINISTRATION			
Design Review Administration	\$ 4,500		
Insurance Clubhouse, GL, D&O	\$ 8,800		
Misc. - key replacement	\$ 200		
Office Exp (copying/postage), Business Registrations	\$ 1,650		
Property Management Fees	\$ 56,351		
Security System Monitoring & Maintenance	\$ 1,000		
Website Fees and Maintenance	\$ 500		
TOTAL Administration Expenses	\$ 73,001		
PROFESSIONAL FEES			
Accounting	\$ 500		
Legal	\$ 5,000		
Professional Fees; border oversight	\$ 10,000		
TOTAL Professional Fees	\$ 15,500		
TAXES			
PROPERTY TAXES - Open Space & Clubhouse	\$ 7,500		
TOTAL Taxes	\$ 7,500		
MAINTENANCE			
Clubhouse Cleaning (1x week & private events)	\$ 5,200		
Clubhouse Maintenance & Supplies	\$ 4,500		
Landscape Maintenance (Clubhouse/Pool)	\$ 6,350		
Open Space Maint	\$ 4,000		
Pool Maint (Supplies/Repair/Clean Clubhouse/Membership check)	\$ 18,600		
Snow Removal (Clubhouse/mailbox areas)	\$ 3,030		
Tennis Courts	\$ 1,000		
Trail Construction and Maintenance	\$ 1,200		
TOTAL Maintenance Expense	\$ 43,880		
RESERVE Additions			
Reserve Additions	\$ 41,000		
TOTAL Reserve Additions	\$ 41,000		
UTILITIES Clubhouse			
Cable	\$ 600		
Gas & Electric	\$ 10,500		
Internet	\$ 675		
Sewer	\$ 400		
Telephone	\$ 900		
Trash Collection	\$ 1,000		
Water	\$ 21,000		
TOTAL Utilities	\$ 35,075		
TOTAL OPERATING EXPENSES	\$ 215,956.30		

Reserve Expenses (clubhouse deck/stairs replaced, paint interior, stucco repairs, pool heaters replaced, pool tiles maintenance, new tennis court screens.	\$ 98,880
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