

FIELDSTONE RANCH HOMEOWNERS ASSOCIATION, INC.

2016 Proposed Budget
For the period of 1-1-16 through 12-31-16

Based on 129 Homes

Expenses	Common Expenses		Phase I Lot Exp	Phase II Lot Exp	Phase III Lot Exp
	All Lots (129 Homes)		(68 Homes)	(22 Homes)	(39 Homes)
	Annual	Month	Month	Month	Month
Administration					
Administrative Fees/Postage	\$ 1,700.00	\$ 141.67			\$ 1,700.00
Insurance	\$ 3,500.00	\$ 291.67			\$ 3,500.00
Corporate Fees	\$ 62.00	\$ 5.17			\$ 62.00
					\$ -
Professional Services					
Management	\$ 13,932.00	\$ 1,161.00			\$ 13,932.00
Legal	\$ 1,500.00	\$ 125.00			\$ 1,500.00
Accounting	\$ 500.00	\$ 41.67			\$ 500.00
					\$ -
Grounds Maintenance					
Lawn Care	\$ 18,500.00	\$ 1,541.67			\$ 18,500.00
Fertilizer/Insect	\$ 2,400.00	\$ 200.00			\$ 2,400.00
Tree/Plant Replace/Enhance	\$ 2,000.00	\$ 166.67			\$ 2,000.00
Mulch	\$ 4,500.00	\$ 375.00			\$ 4,500.00
Flowers	\$ 600.00	\$ 50.00			\$ 600.00
Tree Trimming	\$ 2,000.00	\$ 166.67			\$ 2,000.00
Sprinkler Maintenance	\$ 1,100.00	\$ 91.67	\$ 5.39		\$ 5,500.00
Lake Maintenance	\$ 4,500.00	\$ 375.00			\$ 4,500.00
Property Maintenance/Cleaning/Preserve Clea	\$ 7,000.00	\$ 583.33			\$ 7,000.00
Entrance Gate Maint.	\$ 4,000.00	\$ 333.33			\$ 4,000.00
					\$ -
Utilities					
Electric, Irrigation	\$ 420.00	\$ 35.00	\$ 2.06		\$ 2,100.00
Electric, Street Lights	\$ 8,940.00	\$ 745.00			\$ 8,940.00
Electric, Common/Entrance Gates	\$ 900.00	\$ 75.00			\$ 900.00
Phone, Entrance Gates	\$ 1,100.00	\$ 91.67			\$ 1,100.00
					\$ -
					\$ 85,234.00
Reserve Fund	\$ 4,644.00	\$ 387.00			\$ 4,644.00
					\$ 89,878.00
Totals	\$ 83,798.00	\$ 6,983.17	\$ 6,080.00	\$ -	\$ -
Per Lot	\$ 649.60	\$ 54.13	\$ 7.45		

Additional Phase I Individual Lot Exp \$ 6,080.00
Total Annual Budget \$ 89,878.00

	Phase I	Phase II	Phase III
Total Per Improved Lot Monthly	\$62	\$54	\$54
Total Per Improved Lot Semi-Annual	\$370	\$325	\$325
Total Per Improved Lot Annual	\$739	\$650	\$650

Prior Year Semi-Annual Fee	\$340.00	\$301.00	\$301.00
Difference	\$30	\$24	\$24