|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Agate Creek Preserve |  |  |  |  |
| 2017 Approved Budget and 2016 Actual (at 10.25.16) to Budget Comparison |
| 10.25.16 |  |  |  |  |
| **Budget** |  | **Actual** |  **Budget** |  |
| **2016** | **Jan 1 - Oct 25, 2016** |  **2017** |  |
| **Income** |  |  |  |  |
| Regular Assessments | 40000 | 40000 | 40000 |  |
| Reserve Assessments | 8000 | 8000 | 8000 |  |
| Water User Assessments | **8000** | 7419 | 8000 |  |
| Water Base Assessments | **8000** | 9143 | 12190 | (fixed 190.47/qtr. x 4 x 16 lots) |
| Water Reserve Assessments | 15000 | 11250 | 15000 |  |
| Road Fee | 0 | 10000 | 0 | varies |
| Architectural Fee | 0 | 300 | 0 | varies |
| Interest Income  | 60  | 186  | 100 |  |
| Total Income  | 79060  | 86298  | 83290 |  |
| **Expenses** |  |  |  |  |
| **OPERATING COSTS** |  |  |  |  |
| Admin/Management | 3000 | 1744 | 3000 |  |
| Licenses and fees | 50 | 45 | 50 |  |
| Insurance Liability | 750 | 0 | 750 |  |
| Insurance D & O | 1000 | 956 | 1000 |  |
| Tax preparation | 350 | 300 | 350 |  |
| Legal | 1000 | 1834 | 1000 |  |
| Office supplies/postage | 100 | 34 | 100 |  |
| Website | 300 | 225 | 300 |  |
| Fencing | 0 | 6485 | 6500 |  |
| Fire Mitigation | 2000 | 0 | 2000 |  |
| Landscaping | 1000 | 214 | 1000 |  |
| Road maintenance | 3000 | 3650 | 3000 |  |
| Snowplowing | 4000 | 4380 | 6000 |  |
| Mosquito/weed control | 500 | 200 | 500 |  |
| Electric-entrance light  | 350  | 287  | 350 |  |
| Total operating costs  | 17400  | 20353.49  | 25900 |  |
| **WATER COSTS** |  |  |  |  |
| Water base costs |  |  |  |  |
| Stagecoach lease | 870 | 870 | 870 |  |
| Repairs/maintenance  | 5000  | 1600  | 5000 | tank cleaning |
|  5870  | 2470  | 5870 |  |
| Water user costs |  |  |  |
| Operator | 4500 | 3410 | 4500 | Bruce Thompson |
| Supplies | 1500 | 0 | 1500 |  |
| Electric  | **2500**  | 1987  | 2500 |  |
|  8500  | 5397.27  | 8500 |  |
| Total water costs | 14370 | 7867.27 | 14370 |  |
| Total operating and water costs  | 31770  | 28220.76  | 40270 |  |
| Net income before reserve pass-through | 47290 | 58077.26 | 43020 |  |
| Less: Pass-through water reserve | 15000 | 15000 | 15000 |  |
| Pass-through general reserve  | 8000  | 8000  | 8000 |  |
| Net income  | **24290**  | **35077.26**  | **20020** |  |