

**Settlers Village CIA  
2017 Annual Meeting Financial Report**

	2017 Actual - September 30th	2017 Budget
<b>Income:</b>		
	Assessment Rate = \$318	
Maintenance Fees	301,631	323,723
Maintenance Fees- Prior Years	11,467	18,100
Maintenance Fees - Commercial	27,008	28,783
Interest on Unpaid Assessments	4,753	3,600
Interest Earned on CD's	1,211	
Amenity Rental Fee	1,575	-
<b>Total Income</b>	<b>347,645</b>	<b>374,206</b>
<b>Expenses:</b>		
<b>Administrative</b>		
Administrative Contract	24,600	31,200
Office Supplies	194	132
Copies	1,055	950
Postage	5,065	5,052
Community Mailouts	471	-
Meetings	1,076	900
Administrative Notices	2,685	3,240
Deed Restriction Exp	945	-
Title Searches	-	150
<b>Total Administrative</b>	<b>36,091</b>	<b>41,624</b>
<b>Professional Services</b>		
Legal - Corporate	268	700
Legal - Collections	9,685	33,832
Legal Coll/Billed Back	(11,376)	(14,400)
Legal-Deed Violations	1,202	10,500
Legal Drv/Billed Back	(2,729)	(1,800)
Tax Preparation/Audit		1,800
<b>Total Professional Services</b>	<b>(2,950)</b>	<b>30,632</b>
<b>Grounds Maintenance</b>		
Landscape Contract	13,862	24,000
Additional Work/Replacement	330	4,800
Landscape - Pipeline Easement	3,120	-
Force Mows	130	1,018
Irrigation Repairs	798	1,000
<b>Total Grounds Maintenance</b>	<b>18,240</b>	<b>30,818</b>

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<b>Maintenance &amp; Repairs</b>		
General Maintenance & Repairs	1,694	1,200
Site Signs	43	270
Flag Maintenance	-	600
Vandalism Expenses	-	600
Building Maintenance & Repairs	100	900
Community Center expenses	12,590	-
Playground Repairs & Maint	-	1,400
Security Camera Maintenance	104	-
Alarm Monitoring	462	336
Entry Maintenance	3,789	500
Pest Control	1,457	1,825
<b>Total Maintenance &amp; Repairs</b>	<b>20,239</b>	<b>7,631</b>
<b>Swimming Pool</b>		
Pool Contract	32,729	34,129
Pool Tags and Equipment	1,164	1,000
<b>Total Swimming Pool</b>	<b>33,893</b>	<b>35,129</b>
<b>Utilities &amp; Services</b>		
Water & Sewer	1,603	1,100
Water - Irrigation System	3,820	5,000
Electricity- Meters	8,286	10,000
Electricity - Rec Center	5,374	6,000
Electricity - Entry	280	660
Street Lights	36,482	60,000
Telephone	2,074	2,160
<b>Total Utilities &amp; Services</b>	<b>57,919</b>	<b>84,920</b>
<b>Capital Reserve Fund</b>		
Capital Reserve Fund	-	83,354
<b>Total Capital Reserve Fund</b>	<b>-</b>	<b>83,354</b>
<b>Other Expenses</b>		
Bank Fee	10	60
Insurance	5,101	21,000
Yard of the Month / Christmas Dec	809	-
Miscellaneous	302	102
Bad Debts	12,749	9,600
Community events	5,296	10,000
<b>Total Other Expenses</b>	<b>24,267</b>	<b>40,762</b>
<b>Total Expenses</b>	<b>187,699</b>	<b>354,870</b>
<b>Surplus (Deficit)</b>	<b>159,946</b>	<b>19,336</b>