

**Budget Comparison**  
**Eagle Ridge 2015 Actual VS 2016 Budget**

|                                  | <b>2015</b>      | <b>2016</b>      | <b>2015/2016</b> |   |
|----------------------------------|------------------|------------------|------------------|---|
|                                  | <b>Actual</b>    | <b>Budget</b>    | <b>Change</b>    |   |
| <b>TOTAL INCOME</b>              | <b>\$481,574</b> | <b>\$521,102</b> | <b>\$39,528</b>  | 1 |
| <b>EXPENSES</b>                  |                  |                  |                  |   |
| MAINTENANCE EXPENSES             | \$66,589         | \$39,420         | -\$27,169        | 2 |
| LANDSCAPING                      | \$105,564        | \$93,550         | -\$12,014        | 3 |
| STREETS                          | \$125            | \$600            | \$475            |   |
| UTILITIES                        | \$99,346         | \$87,800         | -\$11,546        | 4 |
| TAX & LICENSES                   | \$822            | \$905            | \$83             |   |
| PAYROLL                          | \$85,410         | \$81,920         | -\$3,490         |   |
| PAYROLL TAXES                    | \$12,657         | \$12,340         | -\$317           |   |
| COMMUNITY EVENTS                 | \$14,826         | \$14,760         | -\$66            |   |
| ADMINISTRATIVE                   | \$57,256         | \$67,900         | \$10,644         | 5 |
| INSURANCE                        | \$23,090         | \$25,400         | \$2,310          |   |
| OFFICE                           | \$7,276          | \$6,600          | -\$676           |   |
| <b>TOTAL EXPENSE</b>             | <b>\$472,961</b> | <b>\$431,195</b> | <b>-\$41,766</b> |   |
| <b>NOI</b>                       | <b>\$8,614</b>   | <b>\$89,907</b>  | <b>\$81,293</b>  |   |
| <b>NON OPERATING INCOME</b>      |                  |                  |                  |   |
| Funds Transf. from Res. to Oper. | \$88,805         | \$17,700         | -\$71,105        | 6 |
| Owner (Developer) Contribution   | \$15,000         | \$0              | -\$15,000        |   |
| <b>TOTAL N/O INCOME</b>          | <b>\$103,805</b> | <b>\$17,700</b>  | <b>-\$86,105</b> |   |
| <b>N/O EXPENSE</b>               |                  |                  |                  |   |
| Funds Transf. to Res. from Oper. | \$91,112         | \$102,782        | \$11,670         |   |
| <b>TOTAL N/O EXPENSE</b>         | <b>\$91,112</b>  | <b>\$102,782</b> | <b>\$11,670</b>  |   |
| <b>NET INCOME</b>                | <b>\$21,307</b>  | <b>\$4,825</b>   | <b>-\$16,482</b> |   |

Budget Notes:

- 1 Increased number of new homes by 60.
- 2 Decreased Capital Expenditures from 2015
- 3 Reduced for 2015 Tot Park remodel.
- 4 Reduced water to more normal weather patterns for 2016.
- 5 Increase for 2 years of audit expenses in 2016.
- 6 Less transferred out of Reserve Account in 2016 vs 2015