

Special Assessment Analysis - CONFIDENTIAL

Line Item	--- May-21 ---		YTD Variance	Annual Budget	Special	Comment
	YTD Actual	YTD Budget				
Contracted Shortage					\$2,774	
Legal & Accounting	\$5,350	\$3,843	-\$1,507	\$9,224	\$15,000	Estimate =16.2% of assessment
Social & Caring	\$817	\$833	\$17	\$2,000	\$0	Estimate 50/50 to Fund
Equip Maint/Gas/Supply	\$637	\$1,167	\$530	\$2,800	\$650	Estimate
Tree Trimming/Repl	\$0	\$2,575	\$2,575	\$6,180	\$3,800	Actual
Irrigation Maintenance	\$0	\$833	\$833	\$2,000	\$500	Estimate
Fertilize/Mulch	\$11,017	\$458	-\$10,559	\$1,100	\$0	Already In Contracted Shortage
Plant/Shrub/Sod Repl	\$3,960	\$1,500	-\$2,460	\$3,600	\$750	Estimate
Building/Sidewalk Repair	\$7,111	\$1,875	-\$5,236	\$4,500	\$5,000	Cover Short Fall
Roof Repairs/Chimney Cap	\$3,938	\$2,083	-\$1,854	\$5,000	\$1,000	Cover Short Fall
Other/Gate/Misc	\$3,859	\$625	-\$3,234	\$1,500	\$1,000	Cover Short Fall
Total	\$36,689	\$15,792	-\$20,895	\$37,904	\$30,474	
				Average	\$299	

Recommended Special Assessment \$300 per unit \$300 x 102 = \$30,600

Payment Plan Options

- 1) \$300 one time payment
- 2) \$150 paid twice
- 3) \$100 paid over three months