

## Service Plan Amendment - Annual Budget Exhibit

Date: September 3, 2021

**Waterview II - Metro District:**

**861 Residential Lots**

### Metro District - Administrative Operating Budget (Simmons & Wheeler)

Category:	Per Year:	
Accounting / Audit	\$15,000.00	
Election expense	\$1,000.00	
Office Supplies	\$1,000.00	
Insurance / SDA dues	\$4,500.00	
Legal	\$45,000.00	
Treasure fees	\$4,161.00	
Contingency	\$12,219.00	
Emergency Reserves (3%)	\$2,120.00	
<b>TOTAL EXPENSES:</b>	<b>\$85,000.00</b>	Mills = 3.066

### Annual Maintenance Budget: (MSI)

Category:	Per Year:	
Management	\$18,897.60	
Administrative Expense	\$1,549.80	
Taxes	\$100.00	
Audit	\$1,500.00	
Insurance	\$5,166.00	
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$27,213.40</b>	Mills = 0.982

Water	\$30,515.59	
Water - Native Grass	\$36,106.05	
Electricity	\$1,500.00	
Grounds Maintenance	\$38,795.87	
Native Area Maintenance	\$27,651.26	
Fertilization / Weeds / Insect Control	\$15,518.35	
Grounds Repair (Sprinkler)	\$25,863.91	
Grounds Repair (Other)	\$17,242.61	
Grounds Improvements	\$12,931.96	
Snow Removal	\$10,800.00	
Amenity Maintenance	\$7,000.00	
Fence Maintenance	\$15,970.80	
Miscellaneous	\$500.00	
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$240,396.40</b>	Mills = 8.671

### Reserve Expenses:

Fence Replacement	\$21,738.03	
Major Landscape Improvements	\$12,931.96	
Amenity Reserves	\$11,428.57	
Major Concrete Replacement	\$5,747.00	
Other Contingency	\$2,500.00	
<b>TOTAL RESERVE EXPENSES:</b>	<b>\$54,345.56</b>	Mills = 1.960
<b>TOTAL EXPENSES:</b>	<b>\$321,955.36</b>	Mills = 11.612

### Covenant Enforcement & Design Review Management Budget (MSI)

Category:	Per Year:
Management	\$18,897.60
Administrative Expense	\$1,549.80
Postage	\$2,066.40
Legal	\$3,099.60
Micellaneous	\$500.00

<b>TOTAL OPERATING EXPENSES:</b>	<b>\$26,113.40</b>	Mills = 0.942
<b>Reserve Expenses:</b>		
Other Contingency	\$2,500.00	
<b>TOTAL RESERVE EXPENSES:</b>	<b>\$2,500.00</b>	Mills = 0.090
Trash Removal	\$154,980.00	Mills = 5.590
<b>TOTAL EXPENSES:</b>	<b>\$183,593.40</b>	Mills = 6.622
	<b>\$590,548.76</b>	Mills = 21.300