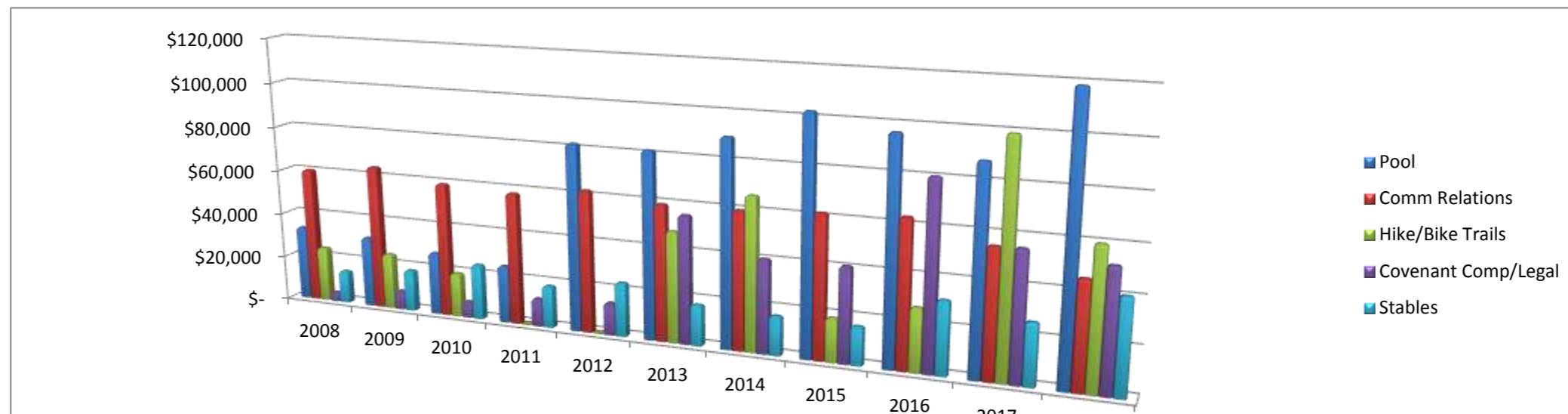
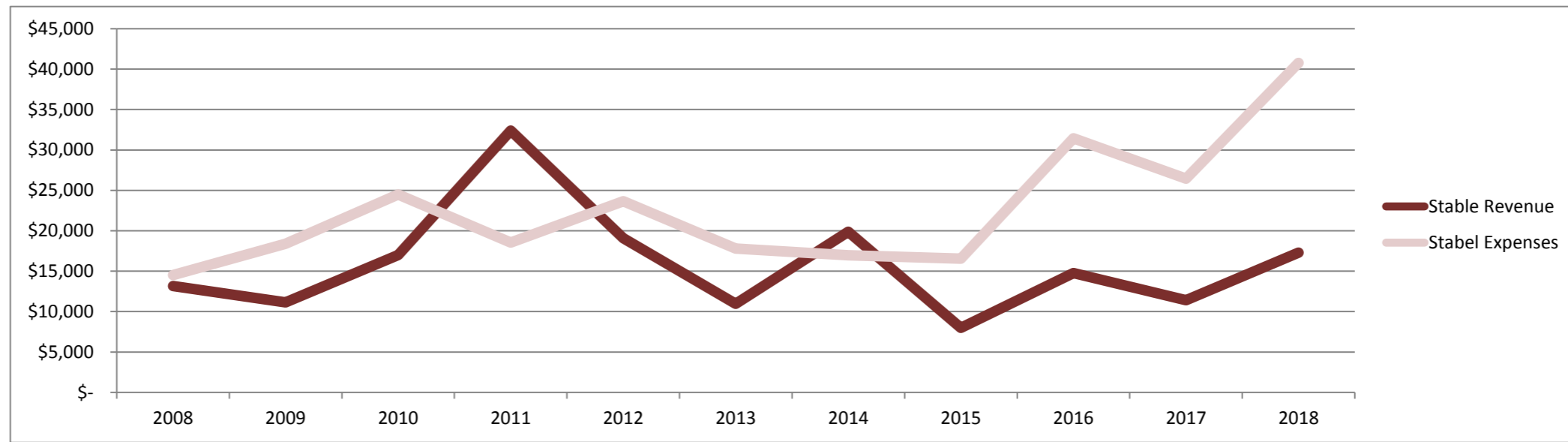


ECIA	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Revenue:											
Assesment	\$ 665,760	\$ 664,040	\$ 830,576	\$ 832,217	\$ 937,677	\$ 943,840	\$ 1,102,629	\$ 1,110,000	\$ 1,276,500	\$ 1,276,500	\$ 1,456,350
Assessments written off	\$ -			\$ -	\$ -	\$ (5,566)	\$ -				
Late & Lien Fees/Assesment Int.	\$ 5,891	\$ 7,001	\$ 12,537	\$ 17,576	\$ 11,716	\$ 13,566	\$ 20,379	\$ 25,081	\$ 23,989	\$ 26,500	\$ 27,000
Interest Income	\$ 25,287	\$ 4,484	\$ 3,560	\$ 3,794	\$ 2,935	\$ 3,717	\$ 2,707	\$ 2,288	\$ 1,864	\$ 1,046	\$ 1,100
Rental Income	\$ 19,615	\$ 17,679	\$ 8,294	\$ 7,140	\$ 17,199	\$ 10,835	\$ 8,037	\$ 6,469	\$ 6,685	\$ 6,063	\$ 6,000
Stables	\$ 13,153	\$ 11,128	\$ 17,010	\$ 32,399	\$ 19,080	\$ 10,962	\$ 19,892	\$ 7,983	\$ 14,754	\$ 11,419	\$ 17,295
Assessment Certificates	\$ 5,875	\$ 4,875	\$ 5,900	\$ 6,650	\$ 6,847	\$ 7,950	\$ 8,150	\$ 6,196	n/a	n/a	n/a
Architectural Applications	\$ 575	\$ 1,650	\$ 450	\$ 400	\$ 399	\$ 2,325	\$ 375	\$ 625	n/a	\$ 1,200	\$ 1,000
Other Income	\$ 4,798	\$ 3,904	\$ 4,457	\$ 4,588	\$ 11,172	\$ 20,802	\$ 5,747	\$ 13,576	\$ 11,042	\$ 3,802	\$ 3,560
Total	\$ 740,954	\$ 714,761	\$ 882,784	\$ 904,764	\$ 1,007,025	\$ 1,008,431	\$ 1,167,916	\$ 1,172,218	\$ 1,334,834	\$ 1,326,530	\$ 1,512,305
Operating Expenses:											
General Operations	\$ 375,619	\$ 445,898	\$ 381,745	\$ 501,695	\$ 364,696	\$ 419,658	\$ 488,190	\$ 294,372	\$ 291,723	\$ 283,193	\$ 511,810
Managemnet Fees								\$ 101,713	\$ 112,545	\$ 112,684	\$ 29,100
Office Operations	\$ 19,000	\$ 15,889	\$ 16,056	\$ -	\$ -	\$ -	\$ -	\$ 122,399	\$ 144,204	\$ 124,356	\$ 175,395
Maintenance	\$ 66,396	\$ 49,397	\$ 62,822	\$ 57,674	\$ 128,953	\$ 174,130	\$ 157,099	\$ 152,416	\$ 186,783	\$ 70,335	\$ 95,900
Subtotal	\$ 461,015	\$ 511,184	\$ 460,623	\$ 559,369	\$ 493,649	\$ 593,788	\$ 645,289	\$ 670,900	\$ 735,255	\$ 590,568	\$ 812,205
Security Operations	\$ 92,099	\$ 80,118	\$ 81,306	\$ 58,986	\$ 97,947	\$ 95,383	\$ 66,287	\$ 42,244	\$ 1,668	\$ 619	\$ 530
Pool Operations	\$ 33,181	\$ 31,425	\$ 27,750	\$ 25,261	\$ 82,269	\$ 81,969	\$ 90,059	\$ 102,769	\$ 96,747	\$ 88,160	\$ 118,848
Community Relations	\$ 60,450	\$ 64,462	\$ 59,587	\$ 58,306	\$ 62,559	\$ 59,590	\$ 60,130	\$ 62,130	\$ 63,635	\$ 55,283	\$ 45,900
Hike/Bike Trail ⁽¹⁾	\$ 24,541	\$ 24,769	\$ 19,490	\$ 33	\$ -	\$ 48,494	\$ 66,776	\$ 18,858	\$ 27,214	\$ 99,410	\$ 60,000
Covenant Compliance/Legal Fees	\$ 3,789	\$ 8,168	\$ 6,998	\$ 12,179	\$ 14,109	\$ 55,874	\$ 40,655	\$ 41,150	\$ 80,545	\$ 55,337	\$ 52,150
Stable Operations	\$ 14,519	\$ 18,399	\$ 24,487	\$ 18,542	\$ 23,667	\$ 17,806	\$ 16,970	\$ 16,560	\$ 31,444	\$ 26,453	\$ 40,775
Scoccer/Athletic Field Operations	\$ 2,431	\$ 5,855	\$ 1,006	\$ 13,572	\$ 1,835	\$ 4,630	\$ -	\$ -	\$ 3,784	\$ 7,514	\$ 8,000
Wilderness Operations	\$ 1,056	\$ 3,330	\$ 3,909	\$ 6,284	\$ 5,997	\$ 6,178	\$ 6,064	\$ 11,471	\$ 4,119	\$ 6,134	\$ 8,250
Community Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391				
Contingency	\$ -	\$ -	\$ 497	\$ -	\$ -	\$ -	\$ -				
Projects	\$ -	\$ 2,133	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 6,779	\$ -	\$ 750	\$ 31,600
Total	\$ 693,081	\$ 749,843	\$ 689,653	\$ 752,532	\$ 782,032	\$ 963,712	\$ 992,621	\$ 966,082	\$ 1,044,411	\$ 929,478	\$ 1,146,658

Notes Depreciation is not included in any year so total cost is less than reported in Vista by said amount
2015 (\$4,182) in tax return is not included in the cost - the \$6,777 difference is depreciation (\$10,959) less tax return
2015 Gen. Ops includes the lines for Salaries, Insur., Acctg., Postage, Utilities, Retirement Exp, Atuo, Misc



2017 2018



Date of spreadsheet

11/1/2017

Time

10:31 AM

ECIA	2008	2009	2010	2011	2012	2013	2014	7 yr sum	7 yr avg	2015	2016	2017
Revenue:												
Stables	\$ 13,153	\$ 11,128	\$ 17,010	\$ 32,399	\$ 19,080	\$ 10,962	\$ 19,892	\$123,624	\$ 17,661	not avail.	\$ 14,100	\$ 15,000
Operating Expenses:												
Stable Operations	\$ 14,519	\$ 18,399	\$ 24,487	\$ 18,542	\$ 23,667	\$ 17,806	\$ 16,970	\$134,390	\$ 19,199	\$ 16,560	\$ 35,370	\$ 38,255
	\$ (1,366)	\$ (7,271)	\$ (7,477)	\$ 13,857	\$ (4,587)	\$ (6,844)	\$ 2,922	\$ (10,766)	\$ (1,538)		\$ (21,270)	\$ (23,255)

\$120,000

\$100,000

\$80,000

\$60,000

\$40,000

\$20,000

\$-

2008

2009

2010

2011

2012

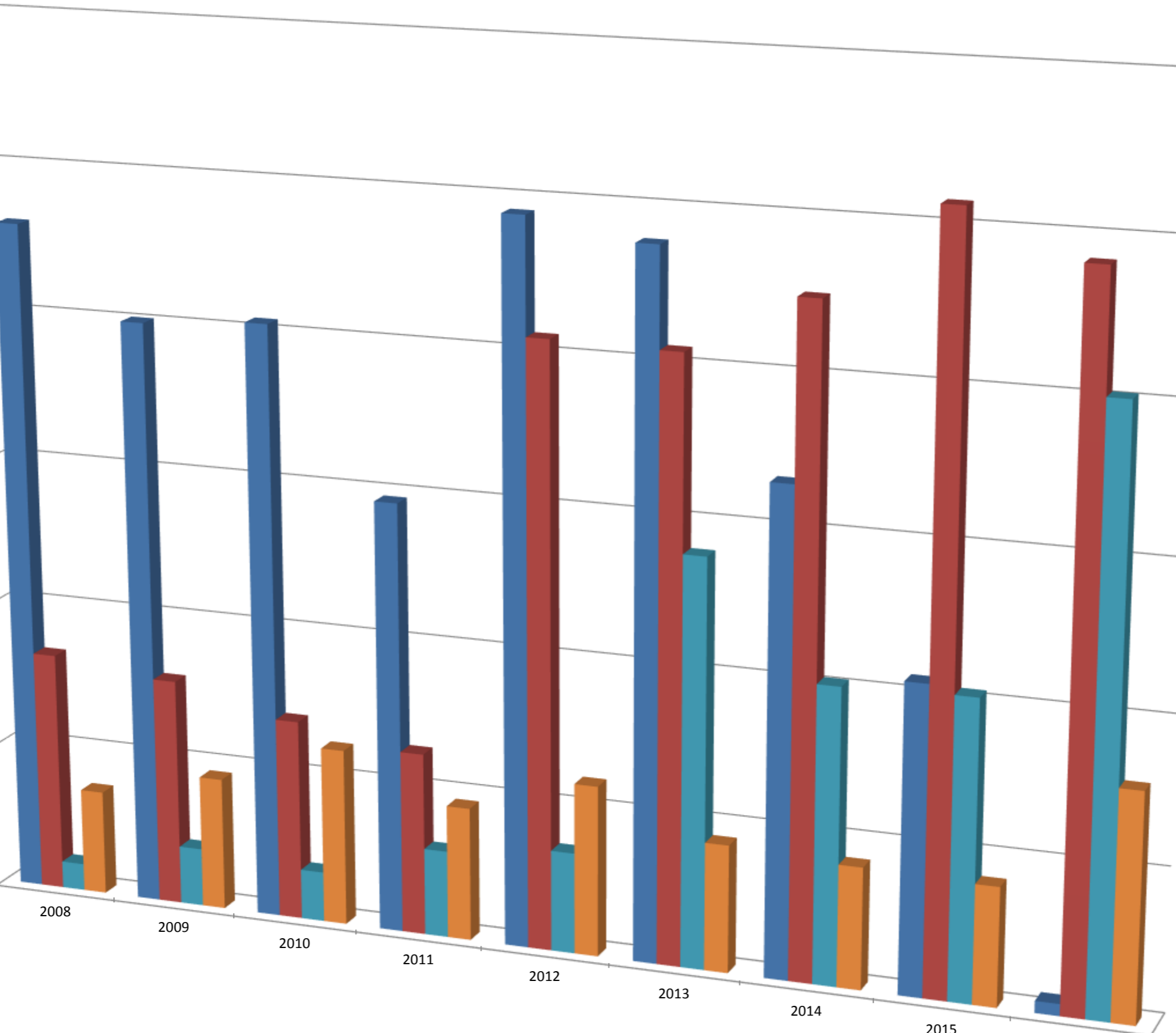
2013

2014

2015

2016

- Secutiry
- Pool
- Covenant/Legal
- Stables



ECIA	2008	2009	2010	2011	2012	2013	2014	2015	2016
Revenue:									
Assesment	\$ 665,760	\$ 664,040	\$ 830,576	\$ 832,217	\$ 937,677	\$ 943,840	\$1,102,629	\$1,110,000	\$ 862,217
Assessments written off	\$ -			\$ -	\$ -	\$ (5,566)	\$ -		
Late & Lien Fees	\$ 5,891	\$ 7,001	\$ 12,537	\$ 17,576	\$ 11,716	\$ 13,566	\$ 20,379	\$ 25,187	\$ 31,335
Interest Income	\$ 25,287	\$ 4,484	\$ 3,560	\$ 3,794	\$ 2,935	\$ 3,717	\$ 2,707	\$ 2,288	\$ 1,864
Rental Income	\$ 19,615	\$ 17,679	\$ 8,294	\$ 7,140	\$ 17,199	\$ 10,835	\$ 8,037	n/a	n/a
Stables	\$ 13,153	\$ 11,128	\$ 17,010	\$ 32,399	\$ 19,080	\$ 10,962	\$ 19,892	n/a	n/a
Assessment Certificates	\$ 5,875	\$ 4,875	\$ 5,900	\$ 6,650	\$ 6,847	\$ 7,950	\$ 8,150	\$ 6,196	n/a
Architectural Applications	\$ 575	\$ 1,650	\$ 450	\$ 400	\$ 399	\$ 2,325	\$ 375	n/a	n/a
Other Income	\$ 4,798	\$ 3,904	\$ 4,457	\$ 4,588	\$ 11,172	\$ 20,802	\$ 5,747	\$ 28,005	\$ 33,053
Total	\$ 740,954	\$ 714,761	\$ 882,784	\$ 904,764	\$1,007,025	\$1,008,431	\$1,167,916	\$1,171,676	\$ 928,469

Operating Expenses:

General Operations	\$ 375,619	\$ 445,898	\$ 381,745	\$ 501,695	\$ 364,696	\$ 419,658	\$ 488,190	\$ 294,372	\$ 291,723
Managemnet Fees								\$ 101,713	\$ 112,545
Office Operations	\$ 19,000	\$ 15,889	\$ 16,056	\$ -	\$ -	\$ -	\$ -	\$ 122,399	\$ 144,204
Maintenance	\$ 66,396	\$ 49,397	\$ 62,822	\$ 57,674	\$ 128,953	\$ 174,130	\$ 157,099	\$ 152,416	\$ 186,783
Subtotal	\$ 461,015	\$ 511,184	\$ 460,623	\$ 559,369	\$ 493,649	\$ 593,788	\$ 645,289	\$ 670,900	\$ 735,255
Security Operations	\$ 92,099	\$ 80,118	\$ 81,306	\$ 58,986	\$ 97,947	\$ 95,383	\$ 66,287	\$ 42,244	\$ 1,668
Pool Operations	\$ 33,181	\$ 31,425	\$ 27,750	\$ 25,261	\$ 82,269	\$ 81,969	\$ 90,059	\$ 102,769	\$ 96,747
Community Relations	\$ 60,450	\$ 64,462	\$ 59,587	\$ 58,306	\$ 62,559	\$ 59,590	\$ 60,130	n/a	n/a
Hike/Bike Trail ⁽¹⁾	\$ 24,541	\$ 24,769	\$ 19,490	\$ 33		\$ 48,494	\$ 66,776	n/a	n/a
Covenant Compliance/Legal Fees	\$ 3,789	\$ 8,168	\$ 6,998	\$ 12,179	\$ 14,109	\$ 55,874	\$ 40,655	\$ 41,150	\$ 80,545
Stable Operations	\$ 14,519	\$ 18,399	\$ 24,487	\$ 18,542	\$ 23,667	\$ 17,806	\$ 16,970	\$ 16,560	\$ 31,444
Scoccer Field Operations	\$ 2,431	\$ 5,855	\$ 1,006	\$ 13,572	\$ 1,835	\$ 4,630	\$ -	n/a	n/a
Wilderness Operations	\$ 1,056	\$ 3,330	\$ 3,909	\$ 6,284	\$ 5,997	\$ 6,178	\$ 6,064	n/a	n/a
Community Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391	n/a	n/a
Contingency	\$ -	\$ -	\$ 497	\$ -	\$ -	\$ -	\$ -	n/a	n/a
Projects	\$ -	\$ 2,133	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 6,779	n/a
Total	\$ 693,081	\$ 749,843	\$ 689,653	\$ 752,532	\$ 782,032	\$ 963,712	\$ 992,621	\$ 873,623	\$ 945,659

Projects

Total

8%

-8%

9%

4%

23%

3%

-12%

8%

19135

20476

22232

20005

19481

17112