

# Coyote Rock Property Owners Association, Inc.

Spokane, WA

2017 Budget

Operating Budget	Total	All	CRD, Rivercrest T-Homes & Multi-Fam	CRL	Rivercrest		
<b>Income</b>							
Coyote Rock Lane (19 lots)	\$ 13,299.96						
Coyote Rock Drive (11 lots)	\$ 3,459.66						
Coyote Rock 1st Addition/Rivercrest (51 lots)	\$ 18,360.23						
Townhomes (future)	\$ 4,403.20						
Multi-family (future)	\$ 31,451.42						
<b>Total Income</b>	<b>\$ 70,974.47</b>						
<b>Operating Expenses:</b>							
Property Management	\$ 9,000	\$ 9,000					
Insurance - Fire, Casualty, Liability & Workers Comp.	\$ 5,000	\$ 5,000					
Real Estate Taxes	\$ -			\$ -			
Accounting & Legal / tax prep	\$ 500	\$ 500					
<b>Utilities:</b>							
Water/Irrigation	\$ 6,840	\$ 6,600			\$ 240		
Electricity	\$ 12,480	\$ 12,000			\$ 480		
<b>Landscaping:</b>							
Lawncare/Landscape Maintenance	\$ 30,069	\$ 26,739		\$ 2,030	\$ 1,300		
Sprinkler System Maintenance	\$ 600	\$ 500			\$ 100		
Sprinkler System Turn off/on	\$ 860	\$ 660			\$ 200		
<b>Gate:</b>							
Maintenance	\$ 1,000			\$ 1,000			
Phone	\$ 650			\$ 650			
<b>Private Street Maintenance:</b>							
Street Sweeping	\$ 200			\$ 200			
Snow Removal	\$ 3,360			\$ 3,360			
Misc			\$ 299	\$ 116			
<b>Total Operating Expenses</b>	<b>\$ 70,559</b>	<b>\$ 60,999</b>	<b>\$ 299</b>	<b>\$ 7,356</b>	<b>\$ 2,320</b>		

### Annual Assessment by Area

Coyote Rock Lane (19 lots)	19	\$ 700.00	\$	58.33
Coyote Rock Drive (11 lots)	11	\$ 314.51	\$	26.21
Coyote Rock 1st Addition/Rivercrest (51 lots)	51	\$ 360.00	\$	30.00
Townhomes	14	\$ 314.51	\$	26.21
Multi-family	100	\$ 314.51	\$	26.21