

Community Online Portal

If you haven't begun to explore the Park Pointe portal, please visit our website at <http://www.portal.parkpointems.com> where you can submit a request for access into the portal.

Please allow 24-48 business hours from the date of your submission to receive an email with a link to reset your password to access the portal.

The "portal" is designed and will automatically send an email to notify you of important association related issues. Please DO NOT reply to the email notification, as the message is intended for notification purposes only. In order to view the attachments or access your account balance to make a payment, please "login" to the portal by using the following credentials below:

Please visit <http://www.portal.parkpointems.com>

1. - Click "Login" (in the top right corner) to access the Community Portal Owner Login Page.
2. - Type in your email address.
3. - Type in your password.
4. - Click the orange "Login" Button to access your account.

The community online portal provides access for Owner's to view their account and make payments, view and respond to violation issues view the association's Homeowner Directory, File a Neighbor Complaint, access important HOA related information, meeting minutes, corporate documents and more. You may also submit an AC request to the AC Committee for any improvements.

To make a payment, please click on the "Make a Payment" tab from the owner dashboard. There are several ways to make a payment using the online portal. Please select the payment option of your choice and follow the instructions. Please note there is a third-party processing fee associated with any credit/debit card transactions. There is no charge to make a payment using the "one-time e-check" option or the "recurring e-check" option. You may also enroll to have payments auto-drafted from your account with no additional charges.

If you do not wish to use the portal to make a payment, you may deliver a check made payable to "River Run HOA" in the River Run Rec Center "Drop Box" located at 975 River Run Drive.

For security reasons, please click on the "My Contact Information" tab from the owner dashboard to update your contact information and password, if necessary. You may also want to update your "communication preferences" in regards to how association related communications and documents are delivered to you.

Please feel free to reach out to Park Pointe Management Services Monday – Thursday from 9:00 AM to 5:00 PM, and Friday 9:00 AM to 3:00 PM, excluding holidays, at (208) 323-4022 with any questions or concerns you may have or you may email the Assistant Community Manager, Misty McMillan at misty@parkpointe.com.

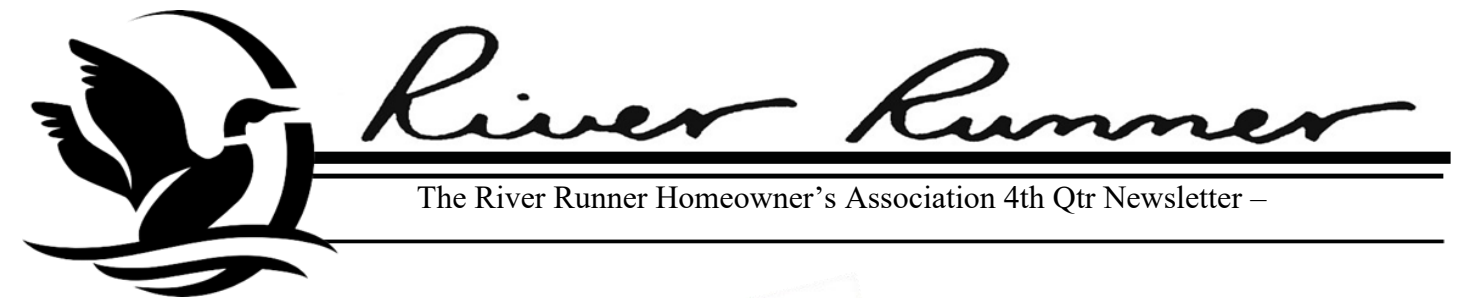
We look forward to working with all of you and appreciate your support!

River Run HOA

Park Pointe Management Services, Inc.
1500 W. Bannock
Boise, ID 83702

(208) 323-4022 - Main
misty@parkpointe.com
portal.parkpointems.com

<Mailing address>



River Run HOA Board Meetings

Held every 3rd Tuesday of each month (excluding December and Holidays) at 7:00 P.M.

River Run Clubhouse
975 River Run Drive
Boise ID 83706

A Zoom option is also available. Please note that homeowners can attend the meetings. However, anyone who is requesting to speak to the Board must email in advance and ask to be put on the agenda.



River Run Homeowners Association

Executive Committee:

Stan Olson, President
Corry Cook, Vice President
Dennis Cain, Treasurer
Jan Stephens, Secretary
Kit Furey, Past President

Phase Representatives:

★ 1A (Creekside/Tallwood) Jonathan Oppenheimer	★ 3B (aka Springbrook) Jeanne Wilson
★ 1B (Lake Heron) Martin Hurbi	★ 3C (Springbrook Collection) Marcus Miller
★ 2 (White Pine) Carl Pennington	★ 4 (The Island) Peter Muskat
★ 2AB (Waterside) Brenda Breidinger	★ 5 (Pebblecreek) Jane Lloyd
★ 3A (Springbrook) Joan Scofield	★ 6 (Heron Cove) Debra Hall

ARCHITECTURAL COMMITTEE PROCESS REVIEW



What is the Architectural Committee, How Does it Play a Role to Protect Your Property Values, and How do You go About Getting a Project Approved? by Kit Furey, Interim Chair, River Run Architectural Committee

The Big Picture

Living in River Run, I bet we agree we experience something special, beautiful, a quality of life we want and expect to be enduring... Yes?

How did our community “ambience” come about and how do we ensure this remarkable experience is ongoing? Our developer, Peter O’Neill, had a stellar vision when he platted and developed River Run. And from the outset a structure for ongoing community governance was established in our **River Run Covenants, Conditions and Restrictions** (always available for your reading pleasure with the click of a link at www.RiverRunIdaho.com.)

The River Run HoA Board oversees all the facets of our community management and the Board delegates some of its functional details to the Architectural Committee, the Landscape Committee, and to the Riparian Chair and Watermaster. These groups report to the Board and implement policies developed by the Board.

What does the Architectural Committee do for you, a River Run homeowner?

Now let’s zero in on the role and responsibilities of the Architectural Committee: The Chair of the Architectural Committee is appointed by the Board President and elected by the Board. The AC is comprised of a representative for each Phase in River Run, recommended for appointment to the Architectural Committee Chair by the Phase Representative.

I’ll bet there’s been an occasion when each River Run homeowner has driven through some area of Boise or Garden City and noticed a ghastly hodge-podge of mis-matched architectural features, properties in various states of repair and disrepair, colors that clash, building materials of varying qualities, unkempt yards with weeds, trees in need of trimming. Piles of debris.

And then you drove back to your lovely home in River Run and you noticed that there’s a general harmony to the aesthetics in our community. Uniqueness, yet harmonious. Our homes are in good states of repair and our yards are well-maintained throughout our community. You see doors and house trims of different colors yet they are earth tones that somehow “blend.” Nowhere do you see roofs patched with tarpaper. Rather, you might notice that the roofing materials throughout River Run are of a similar high quality. Our landscaping and trees look “natural and park-like.” Except for 3 days before and after elections you don’t see yard signs or clutter in yards.

The bottom line effect of this unique but harmonious community aesthetic, or “natural park-like setting,” is that our property values are protected.

Not a one of us is at risk of being next door to a “clunker car” stored for an eternity on a neighbor’s front lawn. We aren’t staring at garbage cans day in and day out. Homeowners don’t have glaring lights shining in through windows from adjacent property.

We live in a densely populated community and yet we are paying attention to the ongoing aesthetics that drew us to River Run initially. That happens moment to moment through our management company and the homeowner volunteers who serve on the Architectural Committee.

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Specifically, the ongoing aesthetics we all enjoy in our community are watched over by the Architectural Committee (as delegated by the Board,) project by project. That’s why before you do any updates or make

RIVER RUN HOMEOWNER'S ASSOCIATION , INC. ANNUAL DISCLOSURE OF (master association) FEES

STATEMENT OF ACCOUNT - DISCLOSURE OF FEES:

Chapter 15, Title 55, Section 55-1528 of Idaho Code states: (1) A homeowner’s association or its agent shall provide a property owner and the owner’s agent, if any, a statement of the property owner’s account not more than five (5) business days after receipt of a request by the owner or owner’s agent received by the homeowner’s association management company. The statement of account shall include at a minimum, the amount of the annual charges against the property, the date when said amounts are due, and any unpaid assessments or other charges due and owing from such owner at the time of the request. The homeowner’s association shall be bound by the amounts set forth within such statement of account. (2) On or before January 1 of each year, a homeowner’s association or its agent shall provide property owners within the association a disclosure of fees that will be charged to a property owner in connection with any transfer fee of ownership of their property. Fees imposed by a homeowner’s association for the calendar year following the disclosure of fees shall not exceed the amount set forth on the annual disclosure, and no surcharge or additional fees shall be charged to any homeowner in connection with any transfer of ownership to their property.

The assessments and fees for River Run Homeowners Association, Inc. are as followed:

- Quarterly Assessments:
 - a) River Run Master: \$357
 - b) River Run Rec: \$117
- Late Fee: 10% per charge
- Transfer of Title Fee: \$350.00
- Return Check Charge: \$35.00
- Pool Key Replacement: \$25.00

Park Pointe Management Services, Inc. shall charge reasonable administration fees to process a transfer of ownership in connection with a property within the homeowner’s association. The administration fees are as followed:

- Transfer of Title Fee: \$100.00
- New Buyer Disclosure Fee: \$275.00

Why Pay Dues and Fund a Reserve?

Assessments are literally the lifeblood of a community association, as they are the vital component related to the association’s ability to operate. When owners fail to make timely assessment payments, the deficiency impacts the whole community. There’s less money than budgeted for operations, common area maintenance, and reserve funding. The greater the percentage of owners who don’t pay, the greater the impact will be on the association’s ability to properly function. The Board has a fiduciary duty to ensure that assessments are levied and collected from each and every homeowner.

Reserve funding, while not required by law in Idaho, are important to pay for those expenses that arise “once every so often”. It is far easier to fund a reserve account over time than it is to levy a special assessment to pay for large costs associated with upkeep in an HOA. For example; an aging community that has kept their assessments low and chose to either not fund a reserve OR fund it very minimally, now must go to their members and ask for a large special assessment to pay for such costs. Keeping a healthy reserve account ensures that the upkeep and/or repairs can be done in a timely manor and helps keep your property values up.



2024 BUDGET CONTINUED



	FY 2023 1/1/2023 - 10/31/2023		FY 2024 1/1/2024 ~
	Budget	Actual (YTD)	Proposed Budget
Expense			
5647 - Reserve Contingency Master	10,200.00	-	5,000.00
5655 - Irrigation Cap X	5,000.00	1,260.00	5,000.00
5656 - Mulch Cap X	5,000.00	-	500.00
Total Master Reserve Expenses and Allocations	156,200.00	94,072.40	160,000.00
Recreational Community Management			
6550 - Rec interest Expense	5,100.00	3,491.17	4,200.00
Total Recreational Community Management	5,100.00	3,491.17	4,200.00
Recreational Reserve Expenses and Allocations			
6706 - Rec Clubhouse Expense	1,500.00	480.00	8,000.00
6707 - Rec Pool Expense	5,000.00	105.21	2,000.00
6709 - Rec Tennis Court	9,000.00	7,764.50	1,000.00
6711 - Rec Fencing	500.00	-	500.00
6712 - Rec Lighting	100.00	526.57	650.00
6716 - Rec Contingency	4,032.00	-	914.00
Total Recreational Reserve Expenses and Allocations	20,132.00	8,876.28	13,064.00
Total Expense	181,432.00	106,439.85	177,264.00
Reserve Fund Net Total	-	2,092.50	11,500.00
Net Total	4,998.00	24,273.69	10,487.30

Specifically, the ongoing aesthetics we all enjoy in our community are watched over by the Architectural Committee (as delegated by the Board,) project by project. That’s why before you do any updates or make any changes to your homes or yards, you agreed when you purchased your property to get approval from the Architectural Committee for your proposed plan.

By the way, that prior-approval includes getting Architectural Committee approval even when what you’re doing is “the same,” for example a repaint, a re-roof, a tree removal and perhaps a replant of shrubbery, or changing the deck material on a patio.

Rarely is a proposed AC Application not approved, yet I can think of instances where homeowners made tweaks to their proposed plans based on AC input: a color of paint for a front door was softened because in natural light the color was neon-like; an edge in a front yard landscape plan was turned into a gentle curve; drainage problems were caught at the design stage rather than after an adjacent neighbor was flooded; a “desert-like” landscape plan that would have stuck out like a sore thumb in the community was revamped before homeowner money was spent.

And the end result of our natural park-like community aesthetics helps preserve property values for each of us.

If you have a project in mind, how do you go about submitting an Application to the Architectural Committee?

The AC Application and 2 Neighbor Notification forms are available at www.RiverRunIdaho.com or on Park Pointes Portal, and can be submitted online to our management company or they can be completed in hard copy and mailed to Park Pointe or dropped off in the clubhouse mail drop. Caveat, though: mail is picked up on Tuesdays and Fridays, so if timing is important an online application is your best bet.

Neighbors don’t have a vote, but neighbors do get the courtesy of knowing a project is being envisioned and neighbors are given the opportunity to provide feedback to the Architectural Committee in the event there are differences of opinion about what’s beautiful. It’s how we live together and find win/win solutions to differences in opinions.

The required forms are also available on the Park Pointe portal.

Please remember you agreed to adhere to our CC&R’s as a condition of being a River Run homeowner. Part and parcel of your agreement is your agreement to submit an AC Application for projects you envision BEFORE you launch your project.

By submitting an Application for approval, you participate in a process that affords you the benefit of knowing you’ll continue to enjoy our community aesthetics and it’s also a way you can do your part to contribute to our overall community well-being. It takes a village, after all...

Plus, if a project result were to run afoul of the standards outlined in our Architectural Rules adopted by the Board, the Board has the authority to have something “undone” (i.e. removed,) at homeowner expense. Nobody wants that, and something unfortunate like that is easily avoided by simply completing the paperwork before you want to launch your project. Win and win, yes?

After the Architectural Committee receives an Application, then what happens?

Each member of the AC reads the relevant Architectural Committee rules (there aren’t all that many AC Rules, yet each one is important,) to assure that the proposed project complies with what the River Run Board has adopted as our community standards in the AC Rules. When the AC member has analyzed whether the standard of the Rules is met by what’s proposed in the Application, and then each AC member votes to approve or not approve the Application.

The Architectural Committee has 20 days within which to review an Application and communicate its decision to the homeowner. As a practical matter, it rarely takes the full 20 days, yet for planning purposes, it’s important that homeowners complete their AC Application 20 or more days before they have contractors scheduled to begin work.

The Architectural Committee review process is straight-forward and very important for all of us. If you have questions about next steps for your envisioned project, Misty at Park Pointe (208-323-4022) has answers for you.



MEET YOUR ASSOCIATION MANAGER



Misty McMillan was born and raised right here in Idaho, in the Magic Valley. A graduate of Wendell High School. Misty moved to the Treasure Valley in 2013. With two associate degrees in Human Biology and General Biology and a passion for people, it wasn't long before she joined Park Pointe Management and has been a rising star in HOA Management ever since.

Misty loves to unwind with a good book and get her adrenaline going in Idaho's great outdoors while fishing or riding dirt bikes and ATVs with her middle school sweet heart-now husband—along with their mixed family. Together they have 7 children in total, most of which have started lives of their own. Misty has two granddaughters that are a light in this world, and one grandson on the way.

Misty acts as a liaison between the Board of Directors and the homeowners of River Run. She works closely with the Executive Committee on ongoing projects throughout the neighborhood, helping make sure the day-to-day tasks all run smoothly to keep River Run a beautiful place to live.

While helping River Run's more than 300 homes, no two days are ever the same. Whether by email or by phone, she is available Monday—Thursday from 9-5 and Fridays from 9-3 (Office is closed on holidays) to answer questions, provide guidance and facilitate a wonderful community experience for everyone in the River Run Community. Have questions about the Architectural applications? Can't access the portal? Want to reserve the Clubhouse? Call or email her!

River Run residents with service needs and requests can call me at 208-323-4022 or email her at misty@parkpointe.com. Please be sure to have your property address or account number handy, as well as as much detailed information as possible to expedite your request.

After hours and on the weekends, Park Pointe has staff monitor incoming emergency calls and make a decision whether a homeowner contact can wait until Monday, or if it needs immediate action.

**Happy
Holidays!**

"We would like to wish you and your families a safe and wonderful holiday season!!!"

On behalf of the Board of Directors and Park Pointe Management Services.

Please Shovel Snow off Sidewalks

Snow removal is contracted with Native Landscape, and will be done if there is 4 inches of snow and no chance of melt off.

Being a good neighbor is important and nothing says community, like neighbors helping out neighbors! If you know of someone who may need assistance, step up and offer a helping hand to those in need!

As a friendly reminder and per city code, it is the responsibility of each homeowner to ensure that the sidewalk in front of the property is kept free and clear of snow.

Miscellaneous Other Expenses			
8001 - Tax Preparation	275.00	-	350.00
8002 - Income Tax	10.00	45.00	10.00
8005 - Bank Fees	-	-	-
8006 - Web Hosting	600.00	600.00	600.00
8007 - Misc Expense	500.00	78.42	500.00
Total Miscellaneous Other Expenses	1,385.00	723.42	1,460.00
Total Expense	349,240.38	315,047.40	394,772.60
Operating Fund Net Total	4,998.00	22,181.19	(1,012.70)

Reserve Fund

Income

Master Association Income			
4111 - Recognize Prior Year Reserves	-	-	-
Total Master Association Income	-	-	-
Master Association Income (Reserve)			
4009 - Reserve Assessment Master	142,664.00	94,530.30	142,664.00
Total Master Association Income (Reserve)	142,664.00	94,530.30	142,664.00
Recreational Income (Reserve)			
4010 - Reserve Assessment Rec Center	38,668.00	12,367.45	44,600.00
Total Recreational Income (Reserve)	38,668.00	12,367.45	44,600.00
Miscellaneous Other Income			
4212 - Interest	100.00	1,634.60	1,500.00
4302 - Miscellaneous Fee Income:Legal Fees	-	-	-
Total Miscellaneous Other Income	100.00	1,634.60	1,500.00
Total Income	181,432.00	108,532.35	188,764.00

Expense

Master Reserve Expenses and Allocations			
5631 - Master Landscape Cap X	45,000.00	21,287.48	50,000.00
5632 - Master Paving Expenses	12,000.00	2,800.00	12,000.00
5633 - Master Walkways Expense	10,000.00	-	10,000.00
5635 - Master Structural Repairs/Replacement	3,500.00	5,090.59	3,500.00
5636 - Fencing/Sound Walls	-	6,552.42	3,500.00
5637 - Master Lakes, Ponds and Waterways	15,000.00	-	10,000.00
5639 - Riparian Contingency	19,000.00	13,400.00	19,000.00
5640 - Master Contingency Expense	-	-	-
5641 - Master Reserve Study Expense	500.00	315.00	500.00
5642 - Tree Removal and Replacement	31,000.00	42,200.00	40,000.00
5643 - Pump/Well 1 Maintenance and Replacement	-	583.45	500.00
5644 - Pump/Well 2 Maintenance and Replacement	-	583.46	500.00

2024 BUDGET CONTINUED

	FY 2023 1/1/2023—10/31/2023		FY 2024 1/1/2024
	Budget	Actual (YTD)	Approved Budget
Recreational Insurance			
6300 - Insurance	8,753.00	6,768.60	8,803.35
Total Recreational Insurance	8,753.00	6,768.60	8,803.35
Recreational Security			
6330 - Security Patrol	1,500.00	1,053.00	1,500.00
Total Recreational Security	1,500.00	1,053.00	1,500.00
Recreational Supplies & Equipment			
6400 - Supplies & Equipment	-	-	-
6410 - General Supplies	1,200.00	453.39	700.00
6420 - Pool/Hot Tub Chemicals	4,000.00	2,335.13	4,000.00
6430 - Furnishings & Equipment	450.00	635.22	450.00
Total Recreational Supplies & Equipment	5,650.00	3,423.74	5,150.00
Recreational Utilities			
6450 - Utilities	-	-	-
6460 - Electricity	2,200.00	2,318.69	2,200.00
6470 - Natural Gas	2,400.00	3,370.66	3,500.00
6480 - Water/Sewer/Trash	1,100.00	893.38	1,100.00
6490 - Internet	1,200.00	959.37	1,200.00
Total Recreational Utilities	6,900.00	7,542.10	8,000.00
Recreational Community Management			
6500 - Administration	3,000.00	2,500.00	3,000.00
6510 - Management Fees	-	-	-
6520 - Office Expenses	-	99.75	-
6530 - Homeowner Meetings	-	-	-
6540 - Legal	-	150.00	-
Total Recreational Community Management	3,000.00	2,749.75	3,000.00
Recreational Labor			
6600 - Recreation Labor	-	-	-
6605 - Contract Pool Maintenance	10,500.00	6,139.50	10,500.00
6610 - Building Cleaning	3,000.00	3,690.00	3,000.00
6620 - Recreation Manager	-	-	-
6630 - Manager Assistants	-	-	-
6640 - Payroll Taxes	-	-	-
6650 - Workers Compensation INS	-	-	-
Total Recreational Labor	13,500.00	9,829.50	13,500.00
Recreational Reserve Expenses and Allocations			
6700 - Dedicated Reserve Rec Center	-	-	-
6707 - Rec Pool Expense	-	-	-
Total Recreational Reserve Expenses and Allocations	-	-	-



A LETTER FROM OUR TREASURER

Dear River Run Homeowner:

As required by the River Run CC&Rs, enclosed is a copy of the budget for the Master and Recreation Associations for 2024. These budgets were approved by the Board of Directors at the October 17, 2023 board meeting.

The Board and our management company (Park Pointe) carefully reviewed our dues and expenses from prior years together with increased costs anticipated for 2024. To meet those projections, the Board has approved a dues increase of \$5.00 **per month** for the Master Operating budget and \$2.00 **per month** for the Recreation Reserve budget. The monthly dues will increase (including homeowners who are members of the Recreation Association) to the sum of \$158 per month effective January 1, 2024.

The Board renewed the contract with Park Pointe Management Services and Native Landscape and has been satisfied with their services together with the work completed by North Fork Tree Service.

We are continuing to pay on the loan for the tennis and pickleball courts. With projected balloon payments we expect to have that loan paid in 2026. Prior to the end of this year, we also plan to make a deposit to our money market account and hope to continue to fund that account to meet future capital expenses.

As stated on the budget, the Board is aware of the fact that the annual dues will not be sufficient to fund major expenses which will, in all probability, require assessments. There is a need for major work on the common area trees, updates to the irrigation system and renovation to the clubhouse. We also are facing unknown expenses and consultant fees to deal with our current winter water issues in the waterways. These expenses will need to be addressed in the near future.

The year-end financial statements for the HOA will be distributed in January following review and approval by the Board at the January meeting.

If you have questions regarding the above, please email me at dcain947@gmail.com or you can contact Park Pointe by phone at 208-323-4022, or by email at misty@parkpointe.com

Sincerely,
Dennis Cain, Treasurer
CC: Park Pointe Management Services



RIVER RUN HOMEOWNER'S ASSOCIATION INC.



Operating Fund

Income

	FY 2023 1/1/2023—10/31/2023		FY 2024 1/1/2024
	Budget	Actual (YTD)	Approved Budget
Master Association Income			
4110 - Association Dues: Master Dues	274,326.00	261,685.00	292,638.00
4111 - Recognize Prior Year Reserves	-	-	-
4112 - Association Dues: Limited Assessment	-	-	-
4113 - Clubhouse Use Fee-Partial Day	-	-	-
4114 - Clubhouse Use Fee- Full Day	-	-	-
Total Master Association Income	274,326.00	261,685.00	292,638.00
Recreational Income			
4109 - Association Dues: Master Rec Center	71,424.00	68,291.34	71,424.00
Total Recreational Income	71,424.00	68,291.34	71,424.00
Miscellaneous Other Income			
4150 - Transfer Fees	2,450.00	1,750.00	2,450.00
4160 - Landscape Reimbursement	6,038.38	5,364.31	27,107.90
4210 - Late Fee-Interest	-	137.94	140.00
Total Miscellaneous Other Income	8,488.38	7,252.25	29,697.90
Total Income	354,238.38	337,228.59	393,759.90

Expense

Master Expenses-Repairs & Maintenance			
5020 - M Repairs and Maintenance	-	538.21	-
5030 - M Common Area	39,000.00	39,321.97	45,000.00
Total Master Expenses-Repairs & Maintenance	39,000.00	39,860.18	45,000.00
Master Expenses-Landscaping			
5100 - M Local Contracts and Repair	20,303.88	6,669.03	20,749.50
5111 - M Landscape Contract Lawn	47,617.79	39,151.92	44,044.14
5112 - M Landscape Contract Shrub	18,252.78	10,031.92	11,005.53
5113 - M Landscape Contract Spraying	-	-	-
5114 - M Landscape out of Contract	5,500.00	3,508.43	5,500.00
5115 - M Landscape Arborist	500.00	-	500.00
5116 - Contract Clean up	-	20,226.62	22,760.45
5117 - Contract Fertilizer & Herbicides	-	7,039.22	11,199.58
5121 - Riparian Contract	16,404.14	12,053.52	15,794.00
5122 - Riparian Other	2,000.00	160.00	1,000.00
5140 - Tree Trimming	10,001.00	8,000.00	15,000.00
5150 - Sprinkler/Irrigation Repair	23,001.00	27,260.23	26,227.94
5151 - Valve/Clocks	-	-	-
5160 - Pump/Well Repair & Maint #2	2,700.00	640.00	2,000.00
5170 - Waterways	20,000.00	21,455.00	22,000.00
5180 - Street Sweeping/Snow Removal	3,500.00	5,322.00	4,500.00

5190 - Pest Control	1,000.00	-	500.00
5200 - Dog Control	2,500.00	1,979.91	2,500.00
5210 - Water Assessment/Water	9,800.00	10,928.22	11,000.00
5220 - Electricity	6,600.00	8,828.81	6,600.00
5230 - Water Utilities	600.00	350.73	800.00
5240 - Landscape Entry Ways	-	-	-
5260 - Pump/Well Repair & Maint #1	2,700.00	743.00	2,000.00
5290 - Water Distribution/Control	-	-	-
Total Master Expenses-Landscaping	192,980.59	184,348.56	225,681.14
Master Expenses-Insurance			
5300 - Insurance	7,840.00	6,098.40	8,803.35
Total Master Expenses-Insurance	7,840.00	6,098.40	8,803.35
Master Expenses-Security			
5330 - Security Patrol	1,500.00	1,053.00	1,500.00
Total Master Expenses-Security	1,500.00	1,053.00	1,500.00
Master Community Management			
5510 - Management Fees	44,951.92	37,459.90	47,200.00
5511 - Management Fees - Additional Meetings	-	-	-
5515 - Transfer Fees	700.00	700.00	700.00
5520 - Office Expense/Postage	300.00	218.13	300.00
5530 - Professional Fees	-	-	-
5540 - Property Taxes	500.00	20.00	500.00
5555 - Legal	2,000.00	3,979.00	7,500.00
5560 - Legal IFHA/HUD Complaint	-	-	-
Total Master Community Management	48,451.92	42,377.03	56,200.00
Master Reserve Expenses and Allocations			
5640 - Master Contingency Expense	5,103.87	3,667.50	3,275.76
Total Master Reserve Expenses and Allocations	5,103.87	3,667.50	3,275.76
Recreational Repairs & Maintenance			
6000 - Recreational	1,000.00	320.00	(1.00)
6010 - Repairs & Maintenance	1,000.00	1,087.50	2,000.00
6020 - Pool/Spa Repairs & Maintenance	1,500.00	926.79	2,000.00
6030 - Building Repairs & Maintenance	3,500.00	1,821.16	2,000.00
6040 - Other Repairs & Maintenance	-	315.00	-
6050 - Tennis Court Maintenance	1,000.00	920.00	1,000.00
Total Recreational Repairs & Maintenance	8,000.00	5,390.45	6,999.00
Recreational Landscaping			
6100 - Landscaping	-	-	-
6110 - Landscape Contract	4,326.00	(337.83)	4,550.00
6120 - Landscape Other	350.00	-	350.00
6150 - Sprinkler/Irrigation Repair	500.00	500.00	500.00
6190 - Pest/Insect Control	500.00	-	500.00
Total Recreational Landscaping	5,676.00	162.17	5,900.00