

Aspen Cove HOA Board Meeting

January 21, 2022 6:30 pm Bob Conner Cabin

Welcome:	Dan																																																		
<p>Roll Call: Bonnie Seastrand and Jared Edwards were not in attendance. Scott Jarrett, Curtis Steele, Bob Conner, Bob Dal Ponte, Scott Harding, Dan Allen, Allen Rowe</p>																																																			
<p>Secretary: Bonnie is not here tonight, but participated via Zoom. Approval of November 2021 Board meeting minutes- These were not approved tonight. Hold until we meet in February.</p>	Bonnie																																																		
<p>Financial Report- Curtis presented the financial report consisting of activity through the end of the year. Motion to approve by Bob Conner, second by Allen Rowe. Motion carried.</p> <p>Bills to approve- The following bills were presented for approval:</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Vendor</th> <th>Invoice #</th> <th>Amount</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>28-Dec</td> <td>Jones & DeMille Engineering</td> <td>126750</td> <td>\$ 1,200.00</td> <td>Utility Easement Survey</td> </tr> <tr> <td>29-Dec</td> <td>Waste & Water Logistics</td> <td>124048</td> <td>\$ 70.00</td> <td>Toilet Service</td> </tr> <tr> <td>31-Dec</td> <td>MK Erkkila</td> <td>5412</td> <td>\$13,581.00</td> <td>Snow Removal + Standby fee</td> </tr> <tr> <td>1-Jan</td> <td>Southeastern Utah Health Dept</td> <td>2648</td> <td>\$ 15.00</td> <td>Monthly water test</td> </tr> <tr> <td>5-Jan</td> <td>Curtis Steele</td> <td></td> <td>\$ 58.00</td> <td>Stamps</td> </tr> <tr> <td>29-Nov</td> <td>Chemtech-Ford</td> <td>21K127</td> <td>\$ 25.00</td> <td>Water test</td> </tr> <tr> <td>4-Jan</td> <td>Office Etc.</td> <td>480794</td> <td>\$ 57.91</td> <td>Toner</td> </tr> <tr> <td>31-Jan</td> <td>State of Utah</td> <td></td> <td>\$ 10.00</td> <td>Annual Report Fee</td> </tr> <tr> <td colspan="3"></td> <td>\$15,016.91</td> <td></td> </tr> </tbody> </table> <p>Motion to approve by Bob DalPonte, second by Bob Conner. Motion carried</p> <p>Review of the 2022 budget- Tentative budget approved in November was presented with minor changes. Discussion on the dues and the park passes; statement and invoice were sent to each lot owner; \$3150.00 total in credits from last year's park pass selections. This year: 127 total lots; 66 of these are Scofield only, 30 senior, 31 all parks. Suggested to consider having Venmo for future payments. Water system...maintenance – we experienced some extra expense for the repair of a few hydrants. Budget kept pretty much the same as last year, if the snow removal is more than \$20,000.00 then there will need to be a special assessment.</p> <p>Security—gate is bent uphill...Mike Erkkila was passing through the gate with the snow blower machine. The gate closed and struck the machine before it passed through. According to James Erkkila, several years ago the same thing had happened to Kelly Stanworth as well. This is when the decision was made to put in a camera.</p>	Date	Vendor	Invoice #	Amount	Comments	28-Dec	Jones & DeMille Engineering	126750	\$ 1,200.00	Utility Easement Survey	29-Dec	Waste & Water Logistics	124048	\$ 70.00	Toilet Service	31-Dec	MK Erkkila	5412	\$13,581.00	Snow Removal + Standby fee	1-Jan	Southeastern Utah Health Dept	2648	\$ 15.00	Monthly water test	5-Jan	Curtis Steele		\$ 58.00	Stamps	29-Nov	Chemtech-Ford	21K127	\$ 25.00	Water test	4-Jan	Office Etc.	480794	\$ 57.91	Toner	31-Jan	State of Utah		\$ 10.00	Annual Report Fee				\$15,016.91		Curtis & Dan
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<p>The Erkkilas are going to fix it and make it right. The cameras need to be there for this purpose. Scott J. accepted assignment to interface with Mike and Todd Olsen to make sure the gate is fixed operating safely.</p> <p>Reserve account-Dan presented a reconciliation of the 2021 budget and a proposed 2022 Contribution of \$10,366.00.</p> <p>Motion to approve budget and reserve contribution for presentation to the members by Allen Rowe, second by Scott Jarrett...all in favor.</p>	
<p>Board assignments-</p> <p>Jared said that he will lead the architectural committee for the next year.</p> <p>Possible new board members: Lee Edwards, (maybe add him as an alternate)</p> <p>Scott will talk to Heath Pulham.</p> <p>Suggested to talk with Niel and Nicole White.</p> <p>Scott H and Allen will take this part of the annual meeting,</p> <p>Suggested to have more people on the board,</p> <p>Discussion on changing the board meeting to a Saturday morning or evening to help out those who may have difficulty getting to Scofield after work on Friday.</p>	<p>Scott H., Allen R.</p>
<p>Back gate project-</p> <p>Bob called the people at DoorKing,</p> <p>Scott called and talked to Todd Olsen about the gate and told him that we needed to get this gate in the works.</p> <p>Dan said that the back gate is open and that no one was getting through. The Erkkilas have created berms out of snow.</p> <p>Back gate project placed on hold on for now...Allen talked to Jared Brown, owner of the development west of Aspen Cove. They are wanting the gate moved eventually farther north by maybe 500 yards to the Utah County Line. Dan, Allen, and Mark Nelson will meet with the Browns to discuss this at a future time.</p> <p>It was agreed that the gate needs to not be solar powered...much better if we can get a power line to the new gate wherever it ends up being located.</p>	<p>Scott J. Bob C.</p>
<p>Water system-</p> <p>Bob said that it is difficult to get a hold of Christian, but they will work on getting a meeting scheduled.</p>	<p>Bob D.</p>
<p>Short term rentals-</p> <p>Following a lengthy discussion on alternative approaches to addressing the short-term rental problem, the decision was to take no action for now. Allen now responsible for compliance and is very good at what he is doing. We will leave it in his hands for now. He will advise the board.</p> <p>It was suggested to create a form to be signed at closing for new owners, stating that rentals will not be allowed.</p>	<p>Dan</p>
<p>Annual Meeting-</p> <p>Discussed format and agenda of annual meeting. If there is a small group in attendance introductions will be done, if there is a larger group then introductions will not be done.</p> <p>Agenda will include vote on Officers and board members; Budget; Calendar; other items.</p>	<p>Dan</p>
<p>State Park-</p>	<p>Dan</p>

<p>Discussions with new assistant ranger made it clear that they do not value our expense of plowing the road and parking area. James has been encouraged to do less plowing in the parking area.</p> <p>Parking-No tickets if park passes displayed. Will discuss with the members at the annual meeting.</p>	
<p>Wavetronics-</p> <p>Jared and Allen have agreed to sell the top 5 acres of their property. Allen and Jared asked Wavetronics to allow Aspen Cove members to use the road to go to the lake and that they respect each other's property. They will be putting up signage and there could be some benefits for our members.</p>	
<p>Next meeting:</p> <p>February 18-Bonnie</p> <p>March 19-Allen Rowe</p>	
<ul style="list-style-type: none"> • Meeting adjourned: 8:57 pm 	

RESOLUTION OF BOARD OF DIRECTORS
Of
ASPEN COVE AT SCOFIELD OWNERS ASSOCIATION

Whereas the board of directors of ASPEN COVE AT SCOFIELD OWNERS ASSOCIATION, through authority granted under Article II of the Declaration of Covenants, Conditions, Restrictions, Assessments, Liens, and Easements as Amended July 28, 2016, is empowered to conduct the affairs of the Association. This includes the power to "establish, fix and levy assessments" (Section 2.3(a)); and to "adopt, amend, and repeal its rules" (Section 2.3 (d));

Whereas it has become common practice in the State of Utah for owners' associations to levy a transfer fee upon the change of ownership of lots and homes in order to compensate the association for administrative cost associated with such transfers;

Whereas the association through its treasurer initiated the practice of assessing a **\$250** fee upon the transfer of ownership, beginning December 2020.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of ASPEN COVE AT SCOFIELD OWNERS ASSOCIATION hereby authorizes Curtis Steele and his successor treasurers to assess transfer fees in the amount of **\$350** upon transfers of ownership of properties in Aspen Cove at Scofield, beginning January 1, 2022.

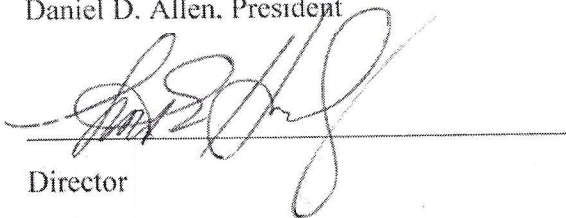
Approved: January 21, 2022



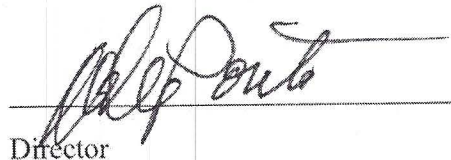
Daniel D. Allen, President



Curtis Steele, Treasurer



Director



Director



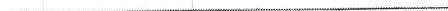
Director



Director



Director



Director

ASPEN COVE SUBDIVISION WATER VALVE LOCATION

Valve #	Valve Location Description	Road Location	Closest Lots to Road Location	Landmark	Distance from Landmark	Notes
1	A	North Intersection of Aspen Cove Dr & Mountain Ridge Circle	40, 41, 54, 70	Pacificorp Box (NW) Corner	22' 8"	
	B	North Intersection of Aspen Cove Dr & Mountain Ridge Circle	40, 41, 54, 70	(SE) Corner 1st tree lot #40	33' 3 1/2"	
	C	North Intersection of Aspen Cove Dr & Mountain Ridge Circle	40, 41, 54, 70	Rebar Property Marker Lot #40	29' 2"	
2	A	North Intersection of Aspen Cove Dr & Mountain Ridge Circle	40, 71	(SE) Corner 1st tree lot #40	16' 2"	
	B	North Intersection of Aspen Cove Dr & Mountain Ridge Circle	40, 71	(SE) Corner 3rd tree lot #40	8'	
3	A	Mountain Ridge Circle	76, 91, 92	South end of Culvert pipe East side of road lot #76	25' 6"	Valve is just West of road
	B	Mountain Ridge Circle	76, 91, 92	Hydrant on East side of Road	61'	Valve is just West of road
4	A	South Intersection of Aspen Cove Dr & Mountain Ridge Circle	14, 15, 16	Road sign of Aspen Cove Dr & MLE Ridge Circle	5'	PVC pipe is above ground and valve is at the bottom of the pipe
	A	Aspen Cove Drive	68, 104, 105	Phone box on SE Corner Lot #68	45'	Valve is next to road
	B	Aspen Cove Drive	68, 104, 105	Pacificorp box NW corner Lot #104	47' 6"	Valve is next to road
	C	Aspen Cove Drive	68, 104, 105	Culvert Pipe NE Corner Lot #105	8'	Valve is next to road
6	A	Aspen Cove Drive	111, 119, 120, 127	Property Marker NE Corner lot #120 (Same side of road)	6' 6"	Water valve pipe stick out of ground 5' as of July 2012 valve is at least 5' more under ground
	B	Aspen Cove Drive	111, 119, 120, 127	Property Marker NW Corner lot #127 (across the road)	33' 6"	Water valve pipe stick out of ground 5' as of July 2012 valve is at least 5' more under ground

Note: Must turn off valve #2, 3 and 4 to isolate Mountain Ridge Circle (phase 3)

Note: Must turn off valve #3, 5 and 6 to isolate phase 4 and 5

Note: Must turn off valve #1 and 5 to isolate phase 2

Note: Must turn off valve #6 to isolate phase 6

Note: Assumption must turn off pumps to isolate phase #1

H&H
ENGINEERING AND
SURVEYING, INC.
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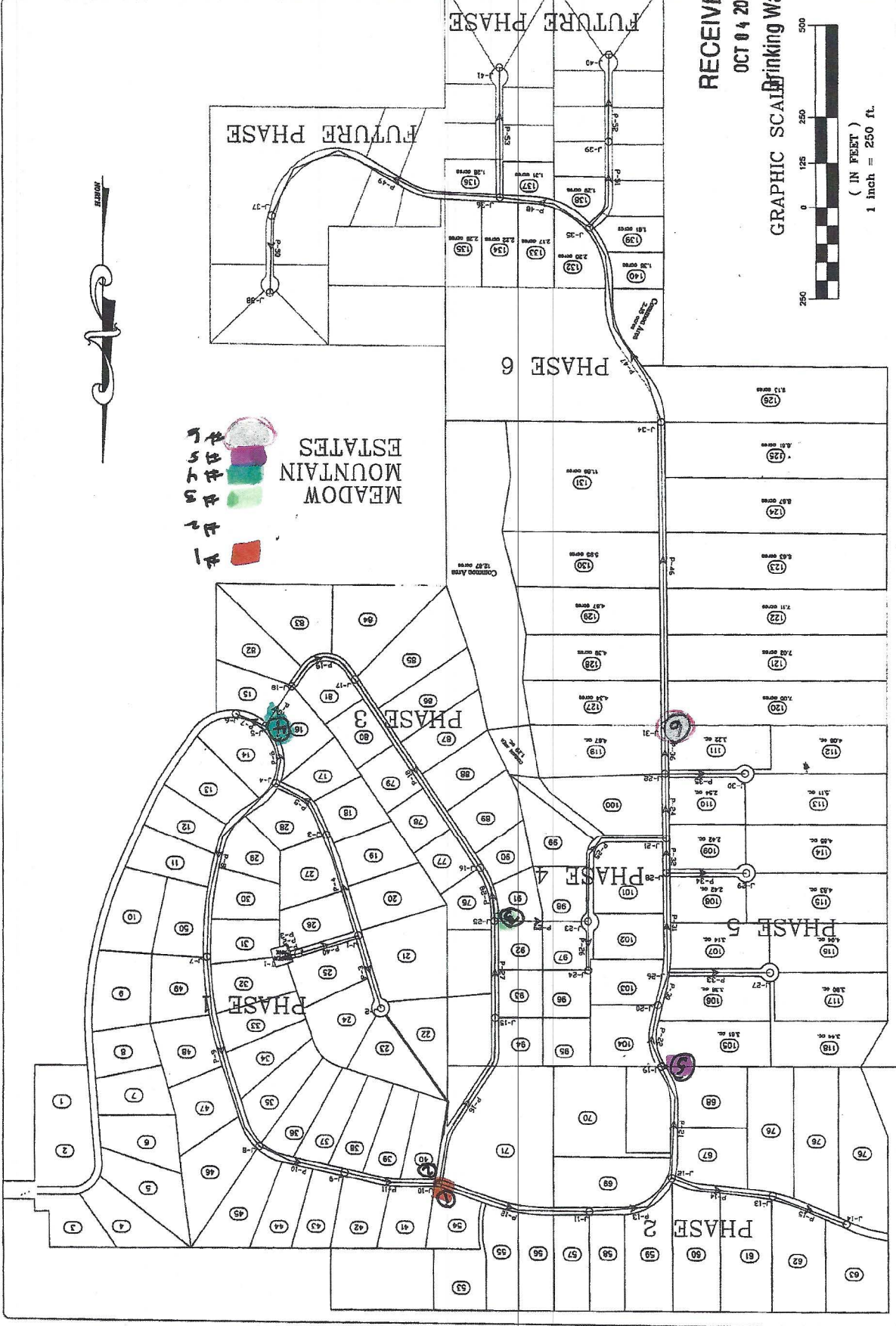
DATE	05/01/07
BY	JEH
CHECKED BY	APF
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	

ASPEN COVE @ SCOTSFIELD
WATERMODEL PLAN
 CARBON COUNTY

SHEET NUMBER	01
DATE	7 NOVEMBER 2006
PROJECT	ASPEN COVE WATER
SCALE	1" = 250'



MEADOW MOUNTAIN ESTATES
 #1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57 #58 #59 #60 #61 #62 #63 #64 #65 #66 #67 #68 #69 #70 #71 #72 #73 #74 #75 #76 #77 #78 #79 #80 #81 #82 #83 #84 #85 #86 #87 #88 #89 #90 #91 #92 #93 #94 #95 #96 #97 #98 #99 #100 #101 #102 #103 #104 #105 #106 #107 #108 #109 #110 #111 #112 #113 #114 #115 #116 #117 #118 #119 #120 #121 #122 #123 #124 #125 #126 #127 #128 #129 #130 #131 #132 #133 #134 #135 #136 #137 #138 #139 #140 #141 #142 #143 #144 #145 #146 #147 #148 #149 #150 #151 #152 #153 #154 #155 #156 #157 #158 #159 #160 #161 #162 #163 #164 #165 #166 #167 #168 #169 #170 #171 #172 #173 #174 #175 #176 #177 #178 #179 #180 #181 #182 #183 #184 #185 #186 #187 #188 #189 #190 #191 #192 #193 #194 #195 #196 #197 #198 #199 #200 #201 #202 #203 #204 #205 #206 #207 #208 #209 #210 #211 #212 #213 #214 #215 #216 #217 #218 #219 #220 #221 #222 #223 #224 #225 #226 #227 #228 #229 #230 #231 #232 #233 #234 #235 #236 #237 #238 #239 #240 #241 #242 #243 #244 #245 #246 #247 #248 #249 #250 #251 #252 #253 #254 #255 #256 #257 #258 #259 #260 #261 #262 #263 #264 #265 #266 #267 #268 #269 #270 #271 #272 #273 #274 #275 #276 #277 #278 #279 #280 #281 #282 #283 #284 #285 #286 #287 #288 #289 #290 #291 #292 #293 #294 #295 #296 #297 #298 #299 #300 #301 #302 #303 #304 #305 #306 #307 #308 #309 #310 #311 #312 #313 #314 #315 #316 #317 #318 #319 #320 #321 #322 #323 #324 #325 #326 #327 #328 #329 #330 #331 #332 #333 #334 #335 #336 #337 #338 #339 #340 #341 #342 #343 #344 #345 #346 #347 #348 #349 #350 #351 #352 #353 #354 #355 #356 #357 #358 #359 #360 #361 #362 #363 #364 #365 #366 #367 #368 #369 #370 #371 #372 #373 #374 #375 #376 #377 #378 #379 #380 #381 #382 #383 #384 #385 #386 #387 #388 #389 #390 #391 #392 #393 #394 #395 #396 #397 #398 #399 #400 #401 #402 #403 #404 #405 #406 #407 #408 #409 #410 #411 #412 #413 #414 #415 #416 #417 #418 #419 #420 #421 #422 #423 #424 #425 #426 #427 #428 #429 #430 #431 #432 #433 #434 #435 #436 #437 #438 #439 #440 #441 #442 #443 #444 #445 #446 #447 #448 #449 #450 #451 #452 #453 #454 #455 #456 #457 #458 #459 #460 #461 #462 #463 #464 #465 #466 #467 #468 #469 #470 #471 #472 #473 #474 #475 #476 #477 #478 #479 #480 #481 #482 #483 #484 #485 #486 #487 #488 #489 #490 #491 #492 #493 #494 #495 #496 #497 #498 #499 #500 #501 #502 #503 #504 #505 #506 #507 #508 #509 #510 #511 #512 #513 #514 #515 #516 #517 #518 #519 #520 #521 #522 #523 #524 #525 #526 #527 #528 #529 #530 #531 #532 #533 #534 #535 #536 #537 #538 #539 #540 #541 #542 #543 #544 #545 #546 #547 #548 #549 #550 #551 #552 #553 #554 #555 #556 #557 #558 #559 #560 #561 #562 #563 #564 #565 #566 #567 #568 #569 #570 #571 #572 #573 #574 #575 #576 #577 #578 #579 #580 #581 #582 #583 #584 #585 #586 #587 #588 #589 #590 #591 #592 #593 #594 #595 #596 #597 #598 #599 #600 #601 #602 #603 #604 #605 #606 #607 #608 #609 #610 #611 #612 #613 #614 #615 #616 #617 #618 #619 #620 #621 #622 #623 #624 #625 #626 #627 #628 #629 #630 #631 #632 #633 #634 #635 #636 #637 #638 #639 #640 #641 #642 #643 #644 #645 #646 #647 #648 #649 #650 #651 #652 #653 #654 #655 #656 #657 #658 #659 #660 #661 #662 #663 #664 #665 #666 #667 #668 #669 #670 #671 #672 #673 #674 #675 #676 #677 #678 #679 #680 #681 #682 #683 #684 #685 #686 #687 #688 #689 #690 #691 #692 #693 #694 #695 #696 #697 #698 #699 #700 #701 #702 #703 #704 #705 #706 #707 #708 #709 #710 #711 #712 #713 #714 #715 #716 #717 #718 #719 #720 #721 #722 #723 #724 #725 #726 #727 #728 #729 #730 #731 #732 #733 #734 #735 #736 #737 #738 #739 #740 #741 #742 #743 #744 #745 #746 #747 #748 #749 #750 #751 #752 #753 #754 #755 #756 #757 #758 #759 #760 #761 #762 #763 #764 #765 #766 #767 #768 #769 #770 #771 #772 #773 #774 #775 #776 #777 #778 #779 #780 #781 #782 #783 #784 #785 #786 #787 #788 #789 #790 #791 #792 #793 #794 #795 #796 #797 #798 #799 #800 #801 #802 #803 #804 #805 #806 #807 #808 #809 #810 #811 #812 #813 #814 #815 #816 #817 #818 #819 #820 #821 #822 #823 #824 #825 #826 #827 #828 #829 #830 #831 #832 #833 #834 #835 #836 #837 #838 #839 #840 #841 #842 #843 #844 #845 #846 #847 #848 #849 #850 #851 #852 #853 #854 #855 #856 #857 #858 #859 #860 #861 #862 #863 #864 #865 #866 #867 #868 #869 #870 #871 #872 #873 #874 #875 #876 #877 #878 #879 #880 #881 #882 #883 #884 #885 #886 #887 #888 #889 #890 #891 #892 #893 #894 #895 #896 #897 #898 #899 #900 #901 #902 #903 #904 #905 #906 #907 #908 #909 #910 #911 #912 #913 #914 #915 #916 #917 #918 #919 #920 #921 #922 #923 #924 #925 #926 #927 #928 #929 #930 #931 #932 #933 #934 #935 #936 #937 #938 #939 #940 #941 #942 #943 #944 #945 #946 #947 #948 #949 #950 #951 #952 #953 #954 #955 #956 #957 #958 #959 #960 #961 #962 #963 #964 #965 #966 #967 #968 #969 #970 #971 #972 #973 #974 #975 #976 #977 #978 #979 #980 #981 #982 #983 #984 #985 #986 #987 #988 #989 #990 #991 #992 #993 #994 #995 #996 #997 #998 #999 #1000



RECEIVED

OCT 04 2011

GRAPHIC SCALING WATER



(IN FEET)
 1 inch = 250 ft.

ASPEN COVE HOA RESERVE ANALYSIS

UTAH CODE 57-8a-211 Reserve analysis -- Reserve fund. (Effective 5/8/2018)

2022

(4) A reserve fund analysis shall include:

COMPONENT (4)(a) (Items having a useful life > 3 and < 30 years)	YEAR PLACED IN SERVICE	USEFUL LIFE (4)(b)		REPAIR/REPLACEMENT COST TOTAL	BEG RESERVE	PAST YEAR ACTIVITY (2021)		NEW YEAR CONTRIBUTION REQ'D
		ORIGINAL	REMAINING			CONTRIBUTION	EXPENDITURES	
5 HP Well Pump*	1999	15	0	\$7,000	\$7,000	\$0	\$7,000	\$0
10 HP Well Pump	2013	15	6	\$6,782	\$848	\$848	\$1,696	\$848
Water System Controls	2020	10	8	\$6,152	(\$5,700)	\$1,185	(\$4,515)	\$1,333
Fire Pump	2019	15	12	\$7,867	\$524	\$524	\$1,049	\$568
Booster Pump #1	2019	15	12	\$4,269	\$285	\$285	\$569	\$308
Booster Pump #2	2019	15	12	\$4,268	\$285	\$285	\$569	\$308
Water Tank Repair	1999	30	7	\$40,000	\$2,778	\$4,653	\$7,431	\$4,653
Front Gate	2014	20	12	\$9,140	\$653	\$653	\$1,306	\$653
Front Entrance Landscaping	2020	10	8	\$10,000	(\$3,620)	\$1,362	(\$1,300)	\$1,695
Tennis Court Surface*	1999	10	0	\$11,500	\$11,500	\$0	\$11,500	\$0
Basketball Court Surface*	1999	10	0	\$6,000	\$6,000	\$0	\$6,000	\$0
General Contingency + Interest Income			0	\$10,000	\$10,012	\$10	\$10,022	\$0
TOTALS				\$122,978	\$30,564	\$9,804	(\$1,300)	\$39,068

*Dates and costs for these items are estimates.
The others are supported by actual invoices.

Reserve Funding Plan (4)(e)

2020 - First year of reserve funding plan:

1. All items having a useful life of zero years will be funded into the reserve account immediately (per table above).
2. Items having a remaining useful life greater than zero will be funded per the calculation in the table for each item.
3. Funding will be drawn from existing cash on hand and will be placed in a new, separate reserve fund.

2021 and beyond:

1. Reserve analysis will be recalculated annually, adjusted for repairs and replacements, deposits, and updated information.
2. Contributions to the reserve fund will be a line item on the annual budget and presented at annual member meeting.
3. Funding will be drawn from existing cash on hand or a supplemental assessment as deemed necessary by the board.

	Average 2012-20	2020 Actual	2021 Actual	2021 Budget	2022 Budget	
Revenue						
HOA Dues			\$ 71,273	\$ 73,660	\$ 67,360	
Collections-Past Due Accounts			\$ 5,624	\$ 3,000	\$ 3,000	
Leasing Water Shares			\$ 2,555	\$ 2,500	\$ 2,500	
Other-Impact Fees, Interest			\$ 9,500	\$ 4,000	\$ 5,000	
Total Revenue	\$ 66,919	\$ 65,765	\$ 88,952	\$ 83,160	\$ 77,860	100%
Expenses						
WATER SYSTEM						
Water System Management	\$ 2,942	\$ 7,119	\$ 6,480	\$ 7,000	\$ 6,800	
Water Shares	\$ 1,011	\$ 1,097	\$ 1,286	\$ 1,250	\$ 1,300	
Water System Maintenance	\$ 5,334	\$ 745	\$ 3,811	\$ 1,500	\$ 1,500	
Power	\$ 4,662	\$ 4,144	\$ 4,889	\$ 4,500	\$ 4,750	
	\$ 13,949	\$ 13,105	\$ 16,467	\$ 14,250	\$ 14,350	18%
ROADS						
Dust Control	\$ 7,673	\$ 10,643	\$ 10,617	\$ 10,750	\$ 10,750	
Road Maintenance	\$ 7,123	\$ 5,904	\$ 14,988	\$ 6,500	\$ 7,000	
Snow Removal	\$ 15,850	\$ 21,447	\$ 9,188	\$ 21,000	\$ 20,000	
	\$ 30,646	\$ 37,993	\$ 34,793	\$ 38,250	\$ 37,750	48%
MEMBER SERVICES						
State Park Passes	\$ 9,343	\$ 9,375	\$ 9,500	\$ 12,700	\$ 8,450	
Common Area Maintenance	\$ 1,302	\$ 1,672	\$ 1,713	\$ 1,500	\$ 1,500	
Annual Mtg/Mbr Service	\$ 117	\$ 20		\$ 100	\$ 100	
Website Management	\$ 45	\$ 130	\$ 53	\$ 175	\$ 150	
	\$ 10,807	\$ 11,197	\$ 11,266	\$ 14,475	\$ 10,200	13%
GATES/SECURITY						
Gates - Maintenance	\$ 1,603	\$ 1,820	\$ 562	\$ 500	\$ 500	
Gates - Comms & Controls	\$ 581	\$ 1,175	\$ 943	\$ 1,250	\$ 1,000	
Security	\$ 360	\$ -		\$ 1,500	\$ 1,500	
	\$ 2,544	\$ 2,995	\$ 1,505	\$ 3,250	\$ 3,000	4%
ADMINISTRATIVE/GENERAL						
Corporate Dues	\$ 88	\$ 334	\$ 10	\$ 350	\$ 10	
Liability Insurance	\$ 688	\$ 845	\$ 980	\$ 850	\$ 980	
Office Supplies	\$ 497	\$ 173	\$ 1,010	\$ 1,000	\$ 200	
Postage	\$ 229	\$ 179	\$ 220	\$ 250	\$ 250	
Property Tax	\$ 597	\$ 220	\$ 247	\$ 250	\$ 250	
	\$ 2,098	\$ 1,751	\$ 2,466	\$ 2,700	\$ 1,690	2%
Total Expenses	\$ 60,044	\$ 67,041	\$ 66,497	\$ 72,925	\$ 66,990	86%
Contribution to Reserve Fund			\$ 9,794	\$ 9,794	\$ 10,366	13%
Net Income (loss)	\$ 6,876	\$ (1,276)	\$ 12,660	\$ 441	\$ 504	