

The Bluffs Property Owners Association, Inc.
c/o TPA Group, LLC
3350 Riverwood Parkway Suite750
Atlanta, GA 30339



2016 Annual Invoice

City of Canton	Invoice Date:	December 28, 2015
Melissa Forrester - City Finance Dept	Property:	Bluffs
151 Elizabeth Street		Land
Canton GA 30114	Owner ID:	cityc707

2016 Common Area Assessment/Acre:	\$325
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Total # of Assessed Acres:	8.5200
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2016 Assessment Amount:	\$2,769.00
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2015 Year End Balance (Credit):	\$0.00
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Total Amount Due:	\$2,769.00
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2015 Year End Balance Due	\$0.00
2016 Monthly Assessments Due	

January	\$230.75
February	\$230.75
March	\$230.75
April	\$230.75
May	\$230.75
June	\$230.75
July	\$230.75
August	\$230.75
September	\$230.75
October	\$230.75
November	\$230.75
December	\$230.75

Total Due	\$2,769.00
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Please make checks payable to:

THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC.
c/o TPA Group, LLC
Suite 750
3350 Riverwood Parkway
Atlanta, GA 30339

Tax ID #: 20-4704425

770-436-3400

This is an annual invoice; no monthly invoices are sent. Amounts are due on the 1st day of the month and subject to late fees if not paid within 15 days of due date. The total annual amount may be submitted.

THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL ASSESSMENTS TO MAINTAIN THE COMMON AREAS

	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 ACTUAL	2015 BUDGET	2015 FORECAST	2016 BUDGET
INCOME							
GENERAL ASSESSMENTS	\$99,630	\$105,650	\$106,976	\$108,329	\$108,329	\$108,329	\$108,329
OTHER INCOME	\$2,183	\$758	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$101,813	\$106,408	\$106,976	\$108,329	\$108,329	\$108,329	\$108,329
EXPENSES:							
LANDSCAPE MAINTENANCE	\$66,000	\$66,000	\$66,000	\$66,000	\$70,000	\$66,000	\$66,000
PLANTS FLOWERS & ADDITIONAL SERVICES	\$24,682	\$15,210	\$2,610	\$16,310	\$23,000	\$23,697	\$23,000
MAINTENANCE & REPAIRS	\$0	\$0	\$0	\$0	\$2,500	\$0	\$2,500
OFFICE LEGAL & MISCELLANEOUS	\$5,232	\$2,416	\$1,950	\$2,845	\$3,085	\$6,002	\$4,985
MANAGEMENT FEES	\$3,900	\$3,900	\$3,900	\$3,900	\$6,000	\$3,900	\$3,900
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITIES	\$269	\$258	\$245	\$284	\$250	\$289	\$290
INSURANCE	\$2,846	\$1,525	\$890	\$835	\$900	\$854	\$900
SECURITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$5,155	\$0	\$0	\$0	\$2,000	\$1,034	\$2,000
NET BANK CHARGES/INTEREST INCOME	\$12	\$0	\$26	\$14	\$50	\$0	\$50
SPECIAL PROJECTS	\$0	\$0	\$0	\$0	\$15,000	\$0	\$17,280
TOTAL EXPENSES	\$108,097	\$89,309	\$75,621	\$90,189	\$122,785	\$101,776	\$120,905
INCOME IN EXCESS OF EXPENSES	(\$6,284)	\$17,099	\$31,355	\$18,140	(\$14,456)	\$6,553	(\$12,576)
BEGINNING CAPITAL RESERVES	\$62,378	\$56,094	\$73,193	\$104,547	\$122,687	\$122,687	\$129,240
ENDING CAPITAL RESERVES	\$56,094	\$73,193	\$104,547	\$122,687	\$108,231	\$129,240	\$116,664
ASSESSED ACREAGE	333	333	333	333	333	333	333
ASSESSMENT PER ACRE	\$298.90	\$316.96	\$321.74	\$325.00	\$325.00	\$325.00	\$325.00

2016 SPECIAL PROJECTS

Cut back tree line in front of Bluffs entrance sign for better visibility on Bluffs Pkwy \$2,280
Lake Buffer - lower tree limb clean up \$15,000