

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



2017 Annual Invoice

City of Canton Melissa Forrester - City Finance Dept 151 Elizabeth Street Canton GA 30114	Invoice Date: December 26, 2016 Property: Bluffs Land Owner ID: cityc707
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2017 Common Area Assessment/Acre: \$325

Total # of Assessed Acres: 8.5200

2017 Assessment Amount: \$2,769.00

2016 Year End Balance (Credit): \$0.00

Total Amount Due: \$2,769.00

2016 Year End Balance Due \$0.00

2017 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

4.19 acres park space
100-6220-45-523600
\$1,359.58

4.33 acres Reservoir Access
505-4420-65-523600
\$1,409.42

[Signature] 1/3/2017 *(Mick)*

Please make checks payable to:

Tax ID #: 20-4704425

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

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

	2012 ACTUAL	2013 ACTUAL	2014 ACTUAL	2015 ACTUAL	2016 BUDGET	2016 FORECAST	2017 BUDGET
INCOME							
GENERAL ASSESSMENTS	\$105,650	\$106,976	\$108,329	\$108,329	\$108,329	\$108,329	\$108,329
OTHER INCOME	\$758	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$106,408	\$106,976	\$108,329	\$108,329	\$108,329	\$108,329	\$108,329
EXPENSES:							
LANDSCAPE MAINTENANCE	\$66,000	\$66,000	\$66,000	\$66,000	\$66,000	\$66,000	\$66,000
PLANTS FLOWERS & ADDITIONAL SERVICES	\$15,210	\$2,610	\$16,310	\$23,697	\$23,000	\$23,019	\$24,400
MAINTENANCE & REPAIRS	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0
OFFICE LEGAL & MISCELLANEOUS	\$2,416	\$1,950	\$2,845	\$5,942	\$4,985	\$5,251	\$5,010
MANAGEMENT FEES	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITIES	\$258	\$245	\$284	\$289	\$290	\$268	\$275
INSURANCE	\$1,525	\$890	\$835	\$854	\$900	\$1,141	\$1,200
SECURITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$1,034	\$2,000	\$0	\$1,500
NET BANK CHARGES/INTEREST INCOME	\$0	\$26	\$14	\$0	\$50	\$73	\$75
SPECIAL PROJECTS	\$0	\$0	\$0	\$0	\$17,280	\$17,176	\$17,933
TOTAL EXPENSES	\$89,309	\$75,621	\$90,189	\$101,716	\$120,905	\$116,829	\$120,293
INCOME IN EXCESS OF EXPENSES	\$17,099	\$31,355	\$18,140	\$6,613	(\$12,576)	(\$8,500)	(\$11,965)
BEGINNING CAPITAL RESERVES	\$56,094	\$73,193	\$104,547	\$122,687	\$129,300	\$129,300	\$120,800
ENDING CAPITAL RESERVES	\$73,193	\$104,547	\$122,687	\$129,300	\$116,724	\$120,800	\$108,835
ASSESSED ACREAGE	333	333	333	333	333	333	333
ASSESSMENT PER ACRE	\$316.96	\$321.74	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00

2017 SPECIAL PROJECTS

Raise canopies on 112 oaks along parkway \$7,466.67
Cut back pine overgrowth and kudzu control and removal \$10,466.67