

**BECK AND COMPANY  
REAL ESTATE SERVICES**

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November 23, 2016

Fox Hollow Condos Owners:

Please be advised that the Board of Directors has approved an assessment increase, effective January 1, 2017. This increase will provide an additional \$6,000.00 total to the 2017 operating budget for needed maintenance and repairs.

Enclosed is a copy of the 2017 Budget for your review as well as the breakdown of this year assessment, along with 2017 assessment amount per unit. See the attached spreadsheet header and notice "current amount" and "future amount" to understand the monthly increase for your specific unit's amount of increase. Please adjust any auto payments with your bank and make any other payment arrangements that apply to you effective January 1, 2017.

Please call with any questions.

Sincerely,



Kim Todd, CMCA, AMS  
Property Manager

DATE: 11/18/16  
TIME: 4:13 PM

The Fox Hollow Condominiums  
CHANGE CHARGE AMOUNTS: A1 - ASSESSMENT

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UNIT ID	ADDRESS	OWNER NAME	CURR AMT	EFF DATE	END DATE	FUTURE AMT
12271101	8600 Fathom Circle # 1101	Thomas Devery	287.00	01/01/17		297.00
12271102	8600 Fathom Circle # 1102	Jianhong Guo	269.00	01/01/17		278.00
12271103	8600 Fathom Circle # 1103	Shayna Cocke-Shaikh	287.00	01/01/17		297.00
12271104	8600 Fathom Circle # 1104	Marshall Whitfield	269.00	01/01/17		278.00
12271105	8600 Fathom Circle # 1105	P. Dam	269.00	01/01/17		278.00
12271106	8600 Fathom Circle # 1106	Stephanie Ann Foskitt	287.00	01/01/17		297.00
12271107	8600 Fathom Circle # 1107	Dan Powers	269.00	01/01/17		278.00
12271108	8600 Fathom Circle # 1108	Madeline Wheeler	287.00	01/01/17		297.00
12271201	8600 Fathom Circle # 1201	Mildred Garrett	219.00	01/01/17		226.00
12271202	8600 Fathom Circle # 1202	Christopher Alan Bartling	214.00	01/01/17		221.00
12271203	8600 Fathom Circle # 1203	Cristina Meztli Tzintzun	219.00	01/01/17		226.00
12271204	8600 Fathom Circle # 1204	Sandra Minehart	214.00	01/01/17		221.00
12271205	8600 Fathom Circle # 1205	Terese Cote	214.00	01/01/17		221.00
12271206	8600 Fathom Circle # 1206	Daniel Jaimes	219.00	01/01/17		226.00
12271207	8600 Fathom Circle # 1207	Chris Peterson	214.00	01/01/17		221.00
12271208	8600 Fathom Circle # 1208	Justin Wiesman	219.00	01/01/17		226.00
12271301	8600 Fathom Circle # 1301	Dylan R. Greer	288.00	01/01/17		298.00
12271302	8600 Fathom Circle # 1302	Karen Doss Baker	288.00	01/01/17		298.00
12271303	8600 Fathom Circle # 1303	Patricia Tremko	288.00	01/01/17		298.00
12271304	8600 Fathom Circle # 1304	David J. Polley	288.00	01/01/17		298.00
12271401	8600 Fathom Circle # 1401	Alan Q. Langham	288.00	01/01/17		298.00
12271402	8600 Fathom Circle # 1402	Robert Pendergrass	269.00	01/01/17		278.00
12271403	8600 Fathom Circle # 1403	Enrique P. Becerra	288.00	01/01/17		298.00
12271404	8600 Fathom Circle # 1404	Edward Macis	269.00	01/01/17		278.00
12271405	8600 Fathom Circle # 1405	Jason Andruk	269.00	01/01/17		278.00
12271406	8600 Fathom Circle # 1406	Nahid Rouhani	288.00	01/01/17		298.00
12271407	8600 Fathom Circle # 1407	Maggie Lee Wester	269.00	01/01/17		278.00
12271408	8600 Fathom Circle # 1408	Robert Pendergrass	288.00	01/01/17		298.00
12272101	8600 Fathom Circle # 2101	Christopher A. Day	287.00	01/01/17		297.00
12272102	8600 Fathom Circle # 2102	The Paulus Family Trust	269.00	01/01/17		278.00
12272103	8600 Fathom Circle # 2103	John Eugene Esposito Jr.	287.00	01/01/17		297.00
12272104	8600 Fathom Circle # 2104	Tin Sze Poon	269.00	01/01/17		278.00
12272105	8600 Fathom Circle # 2105	Mohammad Ghanbari	269.00	01/01/17		278.00
12272106	8600 Fathom Circle # 2106	Maria Martinez	287.00	01/01/17		297.00
12272107	8600 Fathom Circle # 2107	Andrew Stewart Boisseau	269.00	01/01/17		278.00
12272108	8600 Fathom Circle # 2108	Quest IRA, Inc.	287.00	01/01/17		297.00
12272201	8600 Fathom Circle # 2201	Gerard Cullen	219.00	01/01/17		226.00
12272202	8600 Fathom Circle # 2202	Karen DeLong	214.00	01/01/17		221.00
12272203	8600 Fathom Circle # 2203	Lassiter Networks, LLC	219.00	01/01/17		226.00
12272204	8600 Fathom Circle # 2204	Chris A. Peterson	214.00	01/01/17		221.00
12272205	8600 Fathom Circle # 2205	Fuat Aki	214.00	01/01/17		221.00
12272206	8600 Fathom Circle # 2206	Anne Christine Morgan	219.00	01/01/17		226.00
12272207	8600 Fathom Circle # 2207	Robert Oliver Bell	214.00	01/01/17		221.00
12272208	8600 Fathom Circle # 2208	Rachel Pilgrim	219.00	01/01/17		226.00
12272301	8600 Fathom Circle # 2301	Farzam Javadpour	288.00	01/01/17		298.00
12272302	8600 Fathom Circle # 2302	Robert Pendergrass	288.00	01/01/17		298.00
12272303	8600 Fathom Circle # 2303	Denise Irizarry	288.00	01/01/17		298.00
12272304	8600 Fathom Circle # 2304	Nicole Bossard	288.00	01/01/17		298.00
12272401	8600 Fathom Circle # 2401	Francisco Javier Guerra Jr	288.00	01/01/17		298.00
12272402	8600 Fathom Circle # 2402	Michael W. Price	269.00	01/01/17		278.00

DATE: 11/18/16  
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The Fox Hollow Condominiums  
CHANGE CHARGE AMOUNTS: A1 - ASSESSMENT

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UNIT ID	ADDRESS	OWNER NAME	CURR AMT	EFF DATE	END DATE	FUTURE AMT
12272403	8600 Fathom Circle # 2403	Martin Burke	288.00	01/01/17		298.00
12272404	8600 Fathom Circle # 2404	Ryan Chitwood	269.00	01/01/17		278.00
12272405	8600 Fathom Circle # 2405	Kay E. Hollenbeck	269.00	01/01/17		278.00
12272406	8600 Fathom Circle # 2406	Thomas Mayes	288.00	01/01/17		298.00
12272407	8600 Fathom Circle # 2407	Ilan Ramirez	269.00	01/01/17		278.00
12272408	8600 Fathom Circle # 2408	Audrey Anne Ullman	288.00	01/01/17		298.00
Totals:			14,672.00			15,168.00

-- End of report --

## FH - The Fox Hollow Condominiums GL Budget Projection for 2017

Account Info	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Income</b>													
04005 - Assessment Income	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$15,168.00	\$182,016.00
04198 - Entry Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
04215 - Interest Income	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$15.00
04216 - Interest Income- Reserve	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42	\$5.38	\$65.00
<b>End of Income (4 Accounts found)</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$18,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.67</b>	<b>\$15,174.63</b>	<b>\$185,096.00</b>
<b>Expense</b>													
05040 - Telephone	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$62.50	\$750.00
05060 - Electricity- Common Area	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.33	\$333.37	\$4,000.00
05080 - Waste Removal- Contract	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$5,000.00
05081 - Recycling	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.42	\$95.38	\$1,145.00
05090 - Water Utility- Common Area	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.67	\$1,916.63	\$23,000.00
05091 - Waste Water	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.17	\$2,204.13	\$26,450.00
05110 - General Prop Maint/ Repair	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.92	\$560.88	\$6,731.00
05115 - General Property Supplies	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
05120 - Custodial Services	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.67	\$366.63	\$4,400.00
05130 - Fence Repair	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.33	\$48.37	\$580.00
05150 - Extermination	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
05155 - Landscaping Maint- Contract	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.67	\$841.63	\$10,100.00
05156 - Landscap Maint- Non Contract	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
05157 - Irrigation Maintenance	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
05158 - Tree Trimming	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
05170 - Fire Safety	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
05180 - Plumbing Repair	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.63	\$2,000.00
05185 - Plumbing- Repair after Leak	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
05190 - Pool/ Spa Maint.- Contract	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.42	\$485.38	\$5,825.00
05191 - Pool/ Spa Maint- Non Contract	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$50.50	\$606.00
05192 - Pool Supplies	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.83	\$86.87	\$1,042.00
05197 - Gutter Repair	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
05315 - FHA Certified Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00	\$650.00
05320 - Bank Charges	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$2.25	\$27.00
05340 - Contract Services	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
05360 - Permits & Fees	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00
05400 - Social & Entertainment	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
05410 - Copies & Envelopes	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.83	\$70.87	\$850.00

**FH - The Fox Hollow Condominiums  
GL Budget Projection for 2017**

<b>Account Info</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>Total</b>
<b>Expense</b>													
05420 - Postage & Courier Fees	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.67	\$16.63	\$200.00
05430 - Management Fees	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$12,768.00
05440 - Legal Fees	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$1,000.00
05445 - Tax and Audit Fees	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00
05500 - General Improvements	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.33	\$933.37	\$11,200.00
05540 - Electrical Repl/ Improv	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$500.00
05750 - Property Ins	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,757.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,757.00
06330 - Bank Transfer	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$22,200.00
<b>End of Expense (36 Accounts found)</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$28,388.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$12,631.19</b>	<b>\$13,280.91</b>	<b>\$167,981.00</b>
<b>Net Income (40 Accounts found)</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>(\$10,213.52)</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$2,543.48</b>	<b>\$1,893.72</b>	<b>\$17,115.00</b>

**Fox Hollow Condominiums  
Reserve Analysis  
2017**

Capital Expense	Base Year	Life Expectancy	Years Used	Years Remaining	Estimated Cost of Replacement	Contribution to Reserve per Year	As of December 2017 Amount Needed in Reserve Account
Tile Roofing & Decking	2009	50	8	42	200000	4000	32000
Painting B (siding done 2014)	2014	8	3	5	12500	1563	4688
Painting C (siding done 2012)	2013	8	4	4	9600	1200	4800
Painting D (siding done 2012)	2012	8	5	3	9600	1200	6000
Painting A (siding done 2011)	2011	8	6	2	10600	1325	7950
Breezeways/Siding BLDG A	1983	45	34	11	12500	278	9444
Breezeways/Siding BLDG D	1983	45	34	11	9500	211	7178
Breezeways/Siding BLDG C	1983	45	34	11	9500	211	7178
Breezeways/Siding BLDG B	1983	45	34	11	15000	333	11333
Swimming Pool	2008	25	9	16	45000	1800	16200
Parking Lot - concrete Fathom (concrete / sealcoat)	2016	5	1	4	5000	1000	1000
Parking Lot - concrete Oceanaire (concrete / sealcoat)	2016	5	1	4	5000	1000	1000
Totals:					<u>343800</u>	<u>14121</u>	<u>108771</u>
Total Cash in all Accounts Expected December-16					67,935		
Anticipated Total Cash in all Accounts December-17					78,423		
Reserves variance =					-30,348		