

# 2014 Approved Budget

**Account Description                      2013 Budget              2014 Draft Budget**

**INCOME**

Assessments - General	\$2,287,005.00	\$2,418,736.49
Assessments - Townhouse	\$476,316.72	\$501,132.56
Assessments - Single Family	\$428,943.06	\$455,816.55
Collections & Penalties & Covenants Enforc.	\$62,000.00	\$79,000.00
Pool Income	\$47,000.00	\$47,000.00
Swim Team Income	\$24,500.00	\$24,500.00
Common Area & Misc Income	\$27,500.00	\$27,500.00
Investment Income	\$ 65,000.00	\$52,000.00
Disclosure & PUD Income	\$35,000.00	\$35,000.00
News Letter Income	\$58,000.00	\$58,000.00
Event Income	\$9,000.00	\$9,000.00
	<b>\$3,520,264.78</b>	<b>\$3,707,685.60</b>

**EXPENSES**

**Utilities**

General Utilities	\$18,800.00	\$18,001.75
Parkway Street Light Utilities	\$30,213.00	\$24,000.00
Town Home Lighting Utilities	\$36,000.00	\$32,000.00
Pool Utilities	\$43,500.00	\$44,070.00
	<b>\$128,513.00</b>	<b>\$118,071.75</b>

**Contracts**

Financial Management Contract	\$93,135.00	\$95,929.05
Landscaping Contract	\$411,000.00	\$411,000.00
Trash Removal - Townhouses	\$241,456.32	\$245,802.53
Trash Removal - Single Family	\$428,943.06	\$441,416.17
Trash Removal - Pool	\$3,000.00	\$3,090.00
Covenants Inspection	\$36,500.00	\$30,000.00
Snow Removal Contract	\$47,000.00	\$43,000.00
	<b>\$1,261,034.38</b>	<b>\$1,270,237.75</b>

**Operations**

General Repairs, Tool & Equipment & Uniform	\$128,100.00	\$137,300.00
Sports Field & Tennis Court Maintenance	\$3,000.00	\$9,500.00
Tree Removal / Replacement & Watering	\$57,400.00	\$ 91,900.00
Pond Maintenance & Enhancements	\$13,500.00	\$23,705.00
Trails, Bridges & Special Projects	\$6,000.00	\$6,000.00
Parkway & General Light Maint.	\$11,250.00	\$12,000.00
Town Home Lighting Maint.	\$12,000.00	\$12,000.00
Common Area & Town Home Signage	\$4,500.00	\$2,800.00
Capital Improvement	\$10,000.00	\$28,000.00
Community Center Maintenance & Furniture	\$8,000.00	\$11,500.00
	<b>\$253,750.00</b>	<b>\$334,705.00</b>

Vehicle Maintenance Fuel	<b>\$8,500.00</b>	<b>\$8,500.00</b>
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Pool Supplies, Maintenance & Management	<b>\$265,900.00</b>	<b>\$267,026.00</b>
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Association Communication	<b>\$68,200.00</b>	<b>\$74,034.00</b>
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**General Administration**

Permits, Dues, Misc	\$5,750.00	\$5,750.00
Bank Fees, Bad Debt, Ads	\$12,750.00	\$5,600.00
Board Meetings / Election	\$10,000.00	\$8,700.00
Computers & Software	\$12,600.00	\$11,100.00
Reserve Study Update	\$2,500.00	\$0.00
Legal	\$65,000.00	\$70,000.00
Office Supplies & Contracts	\$93,300.00	\$98,365.00
Auditor	\$6,500.00	\$6,500.00

Donations / Neighborhood Parties	\$1,000.00	\$1,000.00
Disclosures & Postage	\$1,000.00	\$1,000.00
	<b>\$210,400.00</b>	<b>\$208,015.00</b>

Insurance	<b>\$48,306.00</b>	<b>\$51,542.50</b>
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Taxes	<b>\$13,500.00</b>	<b>\$20,000.00</b>
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Committee Expenses	<b>\$67,000.00</b>	<b>\$74,250.00</b>
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Payroll, Benefits, & Reimbursements	<b>\$734,530.00</b>	<b>\$788,526.24</b>
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**Reserve Contribution**

General Contribution	\$257,777.00	\$294,777.00
Reserve Interest Contribution General	\$14,300.00	\$15,200.00
General Capital Reserve Contribution Ashlea T	\$28,000.00	\$0.00
Replacement Res Contr. - TH	\$145,360.40	\$146,000.00
Reserve Interest Contribution TH	\$50,700.00	\$36,800.00
	<b>\$468,137.40</b>	<b>\$492,777.00</b>

Total Expense	<b>\$3,527,770.78</b>	<b>\$3,707,685.24</b>
Total Expense (Loss)	<b>(\$7,506.00)</b>	<b>\$0.36</b>

	2013 Annual Assessment	2014 Annual Assessment	% Increase	Monthly Cost Increase	Annual Cost Increase
Single Family Homes	<b>\$832.44</b>	<b>\$876.19</b>	<b>5.0%</b>	<b>\$3.65</b>	<b>\$43.75</b>
Town Homes	<b>\$931.32</b>	<b>\$980.20</b>	<b>5.0%</b>	<b>\$4.07</b>	<b>\$48.88</b>
Condo's & Appartments	<b>\$594.96</b>	<b>\$626.29</b>	<b>5.0%</b>	<b>\$2.61</b>	<b>\$31.33</b>