

2015 Approved Budget

Account Description 2014 Budget 2015 Draft Budget

INCOME

Assessments - General	\$2,418,736.49	\$2,481,865.51
Assessments - Townhouse	\$501,132.56	\$522,180.12
Assessments - Single Family	\$455,816.55	\$474,960.85
Collections & Penalties & Covenants Enforc.	\$79,000.00	\$69,000.00
Pool Income	\$47,000.00	\$57,000.00
Swim Team Income	\$24,500.00	\$32,000.00
Common Area & Misc Income	\$27,500.00	\$28,940.00
Investment Income	\$ 52,000.00	\$48,000.00
Disclosure & PUD Income	\$35,000.00	\$36,000.00
News Letter Income	\$58,000.00	\$58,000.00
Event Income	\$9,000.00	\$9,000.00
	\$3,707,685.60	\$3,816,946.48

EXPENSES

Utilities

General Utilities	\$18,001.75	\$20,772.82
Parkway Street Light Utilities	\$24,000.00	\$20,000.00
Town Home Lighting Utilities	\$32,000.00	\$31,000.00
Pool Utilities	\$44,070.00	\$44,160.69
	\$118,071.75	\$115,933.51

Contracts

Financial Management Contract	\$95,929.05	\$98,806.92
Landscaping Contract	\$411,000.00	\$401,000.00
Trash Removal - Townhouses	\$245,802.53	\$245,802.53
Trash Removal - Single Family	\$441,416.17	\$441,416.17
Trash Removal - Pool	\$3,090.00	\$4,695.39
Covenants Inspection	\$16,889.00	\$16,300.00
Snow Removal Contract	\$43,000.00	\$50,600.00
	\$1,257,126.75	\$1,258,621.01

Operations

General Repairs, Tool & Equipment & Uniform	\$106,400.00	\$147,210.00
Sports Field & Tennis Court Maintenance	\$6,500.00	\$11,000.00
Tree Removal / Replacement & Watering	\$66,900.00	\$ 121,000.00
Pond Maintenance & Enhancements	\$23,705.00	\$19,322.15
Trails, Bridges & Special Projects	\$6,000.00	\$6,000.00
Parkway & General Light Maint.	\$12,000.00	\$8,000.00
Town Home Lighting Maint.	\$12,000.00	\$8,000.00
Common Area & Town Home Signage	\$2,800.00	\$2,800.00
Capital Improvement	\$28,000.00	\$43,761.28
Communtiy Center Maintenance & Furniture	\$11,500.00	\$11,500.00
	\$275,805.00	\$378,593.43

Vehicle Maintenance Fuel	\$8,500.00	\$9,500.00
--------------------------	-------------------	-------------------

Pool Supplies, Maintenance & Management	\$267,026.00	\$284,098.89
---	---------------------	---------------------

Association Communication	\$74,034.00	\$69,885.70
---------------------------	--------------------	--------------------

General Administration

Permits, Dues, Misc	\$5,750.00	\$8,650.00
Bank Fees, Bad Debt, Ads	\$5,600.00	\$7,700.00
Board Meetings / Election	\$8,700.00	\$7,900.00
Computers & Software	\$11,100.00	\$10,600.00
Reserve Study Update	\$0.00	\$5,000.00
Legal	\$70,000.00	\$78,000.00
Office Suplies & Contracts	\$98,365.00	\$102,678.37
Auditor	\$6,500.00	\$6,500.00
Donations / Neighborhood Parties	\$1,000.00	\$1,000.00
Disclosures & Postage	\$1,000.00	\$500.00
	\$208,015.00	\$228,528.37

Insurance	\$51,542.50	\$58,481.36
-----------	--------------------	--------------------

Taxes	\$20,000.00	\$39,160.00
-------	--------------------	--------------------

Committee Expenses	\$74,250.00	\$83,750.00
--------------------	--------------------	--------------------

Payroll, Benefits, & Reimbursements	\$788,526.24	\$835,494.21
-------------------------------------	---------------------	---------------------

Reserve Contribution

General Contribution	\$257,777.00	\$321,850.00
Reserve Interest Contribution General	\$14,300.00	\$13,920.00
General Capital Reserve Contribution Ashlea T	\$28,000.00	\$0.00
Replacement Res Contr. - TH	\$145,360.40	\$85,050.00
Reserve Interest Contribution TH	\$50,700.00	\$34,080.00
	\$468,137.40	\$454,900.00

Total Expense	\$3,611,034.64	\$3,816,946.48
Total Expense (Loss)	\$96,650.96	\$0.01

	2014 Annual Assessment	2015 Annual Assessment	% Increase	Monthly Cost Increase	Annual Cost Increase
Single Family Homes	\$876.24	\$903.03	3.0%	\$2.23	\$26.79
Town Homes	\$980.16	\$1,011.41	3.1%	\$2.60	\$31.25
Condo's & Appartments	\$626.28	\$642.64	2.5%	\$1.36	\$16.36