

Acct #	Account Name	2016 Budget	6/31/16 Actual	2017 DRAFT Budget	% Change	NOTES	Cost Category Breakdown			Non Assessment Income (less Swim Te	\$297,520.00
							General	Townhome	Single Family	Assessment Income	\$3,582,067.00

<b>INCOME:</b>							\$2,602,500.00	\$532,650.00	\$446,917.00		\$3,879,587.00
04500	Assessments - General	\$2,481,000.00	\$1,240,397.16	\$2,604,000.00	5.0%						
04503	Assessments - Townhouse	\$507,110.00	\$253,559.88	\$532,650.00	5.0%						
04504	Assessments - Single Family	\$446,420.00	\$223,221.60	\$446,917.00	0.1%						
05610	Certified/Lien/NSF Income	\$32,000.00	\$16,962.89	\$32,000.00	0.0%						
05625	Newsletter Income	\$55,000.00	\$40,891.00	\$50,000.00	-9.1%						
05645	Disclosure Package	\$37,000.00	\$26,430.00	\$37,000.00	0.0%						
05652	Outside Pool Mbrships	\$51,000.00	\$50,587.50	\$51,000.00	0.0%						
05655	Pool Misc. Income	\$8,500.00	\$8,564.61	\$8,500.00	0.0%						
05657	Pool Pictures	\$10,000.00	\$6,301.50	\$7,000.00	-30.0%						
05659	Swim Team Income	\$34,000.00	\$27,417.29	\$34,000.00	0.0%						
05660	Community Room Income	\$22,000.00	\$15,349.00	\$22,000.00	0.0%						
05665	ARB Charges Income	\$2,000.00	\$3,870.00	\$3,000.00	50.0%						
05670	PUD Income	\$2,000.00	\$300.00	\$1,000.00	-50.0%						
05672	Sports Field Income	\$1,000.00	\$475.00	\$1,000.00	0.0%						
05675	Special Event Income	\$12,000.00	\$9,064.00	\$12,000.00	0.0%						
05680	Tennis Court Income	\$5,000.00	\$5,100.00	\$5,000.00	0.0%						
05700	Miscellaneous Income	\$4,000.00	\$5,072.80	\$3,000.00	-25.0%						
05720	Interest Income - Operating		\$259.69	\$0.00	#DIV/0!						
05721	Dividend/Interest Income	\$55,038.00	\$27,726.49	\$49,020.00	-10.9%						
05801	Late Penalties	\$16,000.00	\$14,185.78	\$16,000.00	0.0%						
	<b>Income</b>	<b>\$3,781,068.00</b>	<b>\$1,975,736.19</b>	<b>\$3,915,087.00</b>	<b>3.5%</b>						

**EXPENSES**

**Utilities**

06050	Electricity - Community Center	\$11,200.00	\$5,008.11	\$11,000.00	-1.8%		\$11,000.00				
06051	Electricity - Street Lights	\$14,500.00	\$5,254.35	\$12,000.00	-17.2%		\$12,000.00				
06052	Electricity - TH Community	\$27,000.00	\$11,239.58	\$24,000.00	-11.1%			\$24,000.00			
06053	Pool Electricity - Breezyhill	\$8,500.00	\$2,916.18	\$8,500.00	0.0%		\$8,500.00				
06054	Pool Electricity - Summerwood	\$5,500.00	\$1,806.11	\$5,500.00	0.0%		\$5,500.00				
06055	Pool Electricity - Windmill	\$8,650.00	\$2,762.62	\$8,650.00	0.0%		\$8,650.00				
06056	Electricity - Maint Facility	\$3,500.00	\$1,642.87	\$3,500.00	0.0%		\$3,500.00				
06060	Gas - Community Center	\$3,000.00	\$1,101.42	\$2,800.00	-6.7%		\$2,800.00				
06070	Water & Sewer - Community Ctr	\$2,245.00	\$789.74	\$2,245.00	0.0%		\$2,245.00				
06071	Water - Irrigation System	\$275.00	\$0.00	\$275.00	0.0%		\$275.00				
06072	Water - Breezyhill	\$3,000.00	\$539.84	\$3,000.00	0.0%		\$3,000.00				
06073	Water - Summerwood	\$7,000.00	\$1,327.68	\$7,500.00	7.1%		\$7,500.00				
06074	Water - Windmill	\$10,000.00	\$1,020.36	\$9,500.00	-5.0%		\$9,500.00				
	<b>Utilities</b>	<b>\$104,370.00</b>	<b>\$35,408.86</b>	<b>\$98,470.00</b>	<b>-5.7%</b>		<b>\$74,470.00</b>	<b>\$24,000.00</b>	<b>\$0.00</b>	<b>\$98,470.00</b>	

**Contracts**

06101	Management Contract	\$99,000.00	\$48,071.10	\$90,000.00	-9.1%		\$90,000.00				
06102	Landscaping Contract	\$401,000.00	\$237,500.00	\$401,000.00	0.0%		\$401,000.00				
06108	Snow Removal-Common Area	\$9,000.00	\$22,447.00	\$9,000.00	0.0%		\$9,000.00				
06109	Snow Removal - Private Street	\$42,000.00	\$102,207.50	\$42,000.00	0.0%			\$42,000.00			
06112	Trash Removal - Private Street	\$245,803.00	\$122,852.16	\$245,803.00	0.0%	Perennial Lane is paying TH trash rate, but getting SF Trash Service.		\$245,803.00			
06113	Trash Removal - Public Street	\$441,417.00	\$220,521.60	\$441,417.00	0.0%				\$441,417.00		
06114	Trash Removal - Pool	\$4,799.00	\$2,640.54	\$5,700.00	18.8%		\$5,700.00				

06139	Covenants Inspection - Private Street	\$5,000.00	\$3,515.00	\$5,500.00	10.0%
06140	Covenants Inspection - Public Street	\$6,700.00	\$2,100.00	\$6,300.00	-6.0%

\$5,500.00

\$6,300.00

**Contracts**

\$1,254,719.00

\$761,854.90

\$1,246,720.00

-0.6%

\$505,700.00

\$294,103.00

\$446,917.00

\$1,246,720.00

**Maintenance**

06201	Common Area Maintenance	\$130,000.00	\$35,885.22	\$125,000.00	-3.8%
06202	Private Street Site Item Maintenance	\$30,000.00	\$1,030.00	\$25,617.00	-14.6%
06207	Graffiti & Vandalism	\$1,100.00	\$0.00	\$1,000.00	-9.1%
06208	Equipment Maintenance	\$2,000.00	\$184.03	\$2,000.00	0.0%
06209	Field Maint/Softball/Soccer	\$7,000.00	\$0.00	\$7,000.00	0.0%
06211	Irrigation System & Watering	\$15,000.00	\$225.47	\$18,000.00	20.0%
00288	Furniture Expenses	\$2,000.00	\$0.00	\$2,500.00	25.0%
06240	Paths, Trails & Bridges	\$7,000.00	\$0.00	\$15,000.00	114.3%
06245	Pond Maintenance	\$16,144.00	\$6,228.00	\$16,650.00	3.1%
06246	Pond Enhancements	\$15,000.00	\$7,010.00	\$16,000.00	6.7%
06247	Tennis Court	\$5,000.00	\$785.83	\$8,000.00	60.0%
06255	Tree Removal	\$50,000.00	\$32,710.00	\$51,000.00	2.0%
06258	Street Light Repairs - TH	\$9,000.00	\$6,210.05	\$9,000.00	0.0%
06260	Street Signs - TH	\$1,200.00	-\$150.00	\$1,700.00	41.7%
06263	Landscape Enhancement/Replacement	\$70,000.00	\$6,625.00	\$70,000.00	0.0%
06264	Community Center Maintenance	\$10,000.00	\$4,157.07	\$10,000.00	0.0%
06265	Street Light Maintenance	\$9,000.00	\$6,572.25	\$9,000.00	0.0%
06266	Signage	\$1,000.00	\$1,233.57	\$1,000.00	0.0%
06276	Tot Lot Maintenance	\$1,000.00	\$797.55	\$3,000.00	200.0%
06280	Tools	\$6,500.00	\$4,539.55	\$6,500.00	0.0%
06284	Uniforms	\$1,800.00	\$101.65	\$1,800.00	0.0%
06299	Capital Improvement Expenditures	\$31,696.79	\$11,446.74	\$0.00	-100.0%

Some of this is annual allowance funding taken from Reserve and includes about \$20,000 for site item repair like the Windmill Pool retaining wall, drainage and erosion control, etc. Reduced to Balance Budget/not exceed 5% increase on TH residents

doubled for upcoming work to improve trails & bridges, and should be moved to general repairs for 2018, or contributed to General Reserve to guard against over spending depending on how/if work gets Board approval.

Pulled some funding from General Repairs to cover necessary repairs between maintenance cycles.

Signage in TH areas is in rough shape, missing posts, bent posts, etc. We will use funds from this year and next to repair and replace.

Pulled some funds from General Repairs, as the tot lots are aging and in need of more comprehensive repairs.

\$125,000.00

\$25,617.00

\$1,000.00

\$2,000.00

\$7,000.00

\$18,000.00

\$2,500.00

\$15,000.00

\$16,650.00

\$16,000.00

\$8,000.00

\$51,000.00

\$9,000.00

\$1,700.00

\$70,000.00

\$10,000.00

\$9,000.00

\$1,000.00

\$3,000.00

\$6,500.00

\$1,800.00

\$0.00

Maintenance	\$421,440.79	\$125,591.98	\$399,767.00	-5.1%	\$363,450.00	\$36,317.00	\$0.00	\$399,767.00
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Vehicle Expenses

06500	Vehicle Gas & Maintenance Expenses	\$11,500.00	\$3,893.20	\$11,000.00	-4.3%	\$11,000.00			
Vehicle Expenses		\$11,500.00	\$3,893.20	\$11,000.00	-4.3%	\$11,000.00	\$0.00	\$0.00	\$11,000.00

Pool Expenses

06900	Pool Contract	\$218,350.00	\$155,772.00	\$210,000.00	-3.8%	\$210,000.00			
06901	Pool - General Interior	\$9,000.00	\$19,322.52	\$9,000.00	0.0%	\$9,000.00			
06902	Pool - General Exterior	\$9,000.00	\$1,128.80	\$9,000.00	0.0%	\$9,000.00			
06903	Pool - Lifeguards	\$3,000.00	\$0.00	\$3,500.00	16.7%	\$3,500.00			
06905	Pool Maintenance	\$5,000.00	\$25.74	\$2,500.00	-50.0%	\$2,500.00			Reduced to Balance Budget
06910	Pool Pass Printing Expense	\$3,500.00	\$1,411.89	\$5,000.00	42.9%	\$5,000.00			
06915	Pool Repairs & Maintenance	\$11,000.00	\$5,508.21	\$11,000.00	0.0%	\$11,000.00			
06920	Pool Supplies	\$28,500.00	\$215.76	\$30,000.00	5.3%	\$30,000.00			
06922	Pool Special Purchases	\$2,000.00	\$3,609.04	\$2,000.00	0.0%	\$2,000.00			
06923	Pool Start Up	\$700.00	\$0.00	\$700.00	0.0%	\$700.00			
06925	Pool Winterization	\$700.00	\$0.00	\$700.00	0.0%	\$700.00			
NEW	Pool Furniture	\$8,500.00	\$0.00	\$8,000.00	-5.9%	\$8,000.00			Reduced to Balance Budget
Pool Expenses		\$299,250.00	\$186,993.96	\$291,400.00	-2.6%	\$291,400.00	\$0.00	\$0.00	\$291,400.00

Newsletter/Printing Expenses

06995	Newsletter	\$52,000.00	\$27,062.38	\$52,000.00	0.0%	\$52,000.00			
06997	Postage - Newsletter	\$15,800.00	\$5,676.17	\$14,500.00	-8.2%	\$14,500.00			
Newsletter Expenses		\$67,800.00	\$32,738.55	\$66,500.00	-1.9%	\$66,500.00	\$0.00	\$0.00	\$66,500.00

General & Administrative

07101	Advertising	\$250.00	\$0.00	\$250.00	0.0%	\$250.00			
07102	Bank Fees	\$750.00	\$334.00	\$750.00	0.0%	\$750.00			
07103	Annual Meeting	\$7,000.00	\$6,509.57	\$7,000.00	0.0%	\$7,000.00			
07105	Auditor	\$6,500.00	\$0.00	\$6,500.00	0.0%	\$6,500.00			
07106	Bad Debt	\$3,500.00	\$0.00	\$3,000.00	-14.3%	\$3,000.00			
07109	Computer	\$8,000.00	\$312.79	\$8,000.00	0.0%	\$8,000.00			
07110	Donations	\$1,000.00	\$250.00	\$1,000.00	0.0%	\$1,000.00			
07111	A-FIMS Development & Support	\$2,500.00	\$0.00	\$2,500.00	0.0%	\$2,500.00			
07115	Office Supplies	\$11,000.00	\$7,854.76	\$11,200.00	1.8%	\$11,200.00			
07116	NSF Fees	\$600.00	\$0.00	\$600.00	0.0%	\$600.00			
07117	Office Support Contracts	\$88,000.00	\$44,242.88	\$88,500.00	0.6%	\$88,500.00			
07132	Dues & Subscriptions	\$150.00	\$0.00	\$150.00	0.0%	\$150.00			
07135	Disclosure Package Expenses	\$500.00	\$0.00	\$500.00	0.0%	\$500.00			
07150	Legal - General	\$15,000.00	\$13,746.00	\$15,000.00	0.0%	\$15,000.00			
07152	Legal - Collections	\$68,000.00	\$32,293.05	\$68,000.00	0.0%	\$68,000.00			
07155	Summit Non Contract Expenses	\$16,000.00	\$10,650.43	\$16,000.00	0.0%	\$16,000.00			
07160	Permits and Fees	\$1,500.00	\$1,432.00	\$1,500.00	0.0%	\$1,500.00			
07170	Staff Fund	\$1,000.00	\$284.63	\$1,500.00	50.0%	\$1,500.00			
07175	Website	\$4,000.00	\$579.21	\$2,000.00	-50.0%	\$2,000.00			
07180	Reserve Study Update	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00			
07190	Depreciation Expense	\$5,000.00	\$5,992.86	\$0.00	-100.0%	\$0.00			If we carry a value it should offset in income
General & Administrative		\$240,250.00	\$124,482.18	\$233,950.00	-2.6%	\$233,950.00	\$0.00	\$0.00	\$233,950.00

**Insurance**

07200	Insurance - D&O	\$10,560.00	\$4,791.18	\$11,400.00	8.0%
07201	Insurance - Fidelity	\$1,082.00	\$0.00	\$1,100.00	1.7%
07202	Insurance - General	\$44,283.00	\$22,139.46	\$51,200.00	15.6%
07204	Insurance - Workers Comp	\$9,257.00	\$4,038.02	\$9,260.00	0.0%
<b>Insurance</b>		<b>\$65,182.00</b>	<b>\$30,968.66</b>	<b>\$72,960.00</b>	<b>11.9%</b>

Increased coverage by \$5,000,000

\$11,400.00			
\$1,100.00			
\$51,200.00			
\$9,260.00			
<b>\$72,960.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$72,960.00</b>

**Taxes**

07250	Federal Income Tax	\$30,000.00	\$0.00	\$18,000.00	-40.0%
07251	Personal Property Tax	\$1,200.00	\$779.98	\$1,200.00	0.0%
07252	State Income Tax	\$3,578.00	\$0.00	\$3,600.00	0.6%
<b>Taxes</b>		<b>\$34,778.00</b>	<b>\$779.98</b>	<b>\$22,800.00</b>	<b>-34.4%</b>

Paid \$18,145 in 2015

\$18,000.00			
\$1,200.00			
\$3,600.00			
<b>\$22,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,800.00</b>

**Committee Expenses**

07400	ARB Committee	\$250.00	\$0.00	\$350.00	40.0%
07401	Open Space Committee	\$10,000.00	\$3,091.78	\$4,000.00	-60.0%
07403	Events Committee	\$51,000.00	\$39,985.96	\$47,500.00	-6.9%
07404	Swim Team	\$34,000.00	\$14,844.05	\$34,000.00	0.0%
07405	Recreational Committee	\$1,250.00	\$1,558.50	\$350.00	-72.0%
07408	Election Committee	\$500.00	\$0.00	\$500.00	0.0%
NEW	Welcome Committee			\$1,500.00	#DIV/0!

swim team income contributed by swim team and is excluded from this calculation

Cost of folders and contents for approximately 300 resales for Trash Committee Welcome Packages

\$350.00			
\$4,000.00			
\$47,500.00			
\$350.00			
\$500.00			
<b>\$52,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$86,200.00</b>

**Payroll**

07802	Bonuses	\$11,000.00	\$10,450.00	\$11,500.00	4.5%
07803	Group Health, Dental & Life	\$190,000.00	\$75,911.55	\$164,500.00	-13.4%
07804	Salaries	\$601,642.00	\$276,487.45	\$620,000.00	3.1%
07805	Taxes - Payroll	\$46,473.20	\$22,511.73	\$47,868.00	3.0%
07806	401 (K) Employer Contributions	\$8,000.00	\$4,250.56	\$8,000.00	0.0%
07866	Education & Training	\$1,000.00	\$0.00	\$1,000.00	0.0%
07868	Mileage Reimbursement	\$2,800.00	\$1,247.23	\$3,000.00	7.1%
<b>Payroll, Benefits, Reimbursements</b>		<b>\$860,915.20</b>	<b>\$390,858.52</b>	<b>\$855,868.00</b>	<b>-0.6%</b>

Would provide an average GROSS bonus of \$985 and the gift from BOT

Inflation @ 1.1% & 2% performance.

\$11,500.00			
\$164,500.00			
\$620,000.00			
\$47,868.00			
\$8,000.00			
\$1,000.00			
\$3,000.00			
<b>\$855,868.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$855,868.00</b>

**Reserve Contributions**

08601	General Reserve Contribution	\$310,460.00	\$155,230.02	\$331,342.00	6.7%
08602	Reserve Interest Contribution General	\$17,513.09	\$8,872.47	\$17,880.00	2.1%
08606	Private Street Reserve Contribution	\$145,403.00	\$72,701.52	\$147,090.00	1.2%

Over funded by \$27,632 to help correct General Reserve Overspending or fund trail widening, retaining wall replacement, or could be used as capital improvement funding for pool shade structures, etc.

\$331,342.00			
\$17,880.00			
	\$147,090.00		

08607	Private Street Reserve Interest Contribution	\$37,524.91	\$18,854.02	\$31,140.00	-17.0%
	Reserve Contributions	\$510,901.00	\$255,658.03	\$527,452.00	3.2%
	TOTAL EXPENSES	\$3,968,105.99	\$2,008,709.11	\$3,915,087.00	-1.3%
	Current Year Net Income/(loss)	(\$187,037.99)	(\$32,972.92)	\$0.00	
		=====	=====	=====	

		\$31,140.00		
		\$349,222.00	\$178,230.00	\$0.00
				\$527,452.00
				\$3,913,087.00
	\$53,018.99	less expense than 2016		

	2016 Monthly Assessment
Single Family Homes	\$74.13
Town Homes	\$83.00
Condo's	\$53.53
Apartments	\$53.53
	Change in Assessment
Single Family Homes	-\$1.12
Town Homes	-\$1.28
Condo's & Apartments	-\$0.02

2017 Monthly Assessment	% Change
\$76.81	3.6%
\$87.14	5.0%
\$56.19	5.0%
\$56.19	5.0%
	Annual Increase
\$2.68	\$32.12
\$4.14	\$49.66
\$2.65	\$31.85

2015 Annual Assessment	2016 Annual Assessment
\$903.03	\$889.56
\$1,011.41	\$996.00
\$642.64	\$642.36
\$642.64	\$642.36
	Change in Assessment
	\$13.44
	\$15.36
	\$0.24