

Acct #	Account Name	2016 Budget	2017 Budget	2018 DRAFT Budget	% Change
<b>INCOME:</b>					
04500	Assessments - General	\$2,481,000.00	\$2,604,000.00	\$2,727,387.00	4.7%
04503	Assessments - Townhouse	\$507,110.00	\$532,650.00	\$541,000.00	1.6%
04504	Assessments - Single Family	\$446,420.00	\$446,917.00	\$446,917.00	0.0%
05610	Certified/Lien/NSF Income	\$32,000.00	\$32,000.00	\$26,000.00	-18.8%
05625	Newsletter Income	\$55,000.00	\$50,000.00	\$50,000.00	0.0%
05645	Disclosure Package	\$37,000.00	\$37,000.00	\$48,000.00	29.7%
05652	Outside Pool Mbrships	\$51,000.00	\$51,000.00	\$51,000.00	0.0%
05655	Pool Misc. Income	\$8,500.00	\$8,500.00	\$8,500.00	0.0%
05657	Pool Pictures	\$10,000.00	\$7,000.00	\$9,500.00	35.7%
05660	Community Room Income	\$22,000.00	\$22,000.00	\$28,500.00	29.5%
05665	ARB Charges Income	\$2,000.00	\$3,000.00	\$10,000.00	233.3%
05670	PUD Income	\$2,000.00	\$1,000.00	\$500.00	-50.0%
05672	Sports Field Income	\$1,000.00	\$1,000.00	\$500.00	-50.0%
05675	Special Event Income	\$12,000.00	\$12,000.00	\$10,000.00	-16.7%
05680	Tennis Court Income	\$5,000.00	\$5,000.00	\$8,000.00	60.0%
05700	Miscellaneous Income	\$4,000.00	\$3,000.00	\$6,500.00	116.7%
05720	Interest Income - Operating		\$0.00	\$400.00	#DIV/0!
05721	Dividend/Interest Income	\$55,038.00	\$49,020.00	\$50,640.00	3.3%
05801	Late Penalties	\$16,000.00	\$16,000.00	\$23,000.00	43.8%
	<b>Income</b>	<b>\$3,781,068.00</b>	<b>\$3,915,087.00</b>	<b>\$4,046,344.00</b>	<b>3.4%</b>

**EXPENSES**

**Utilities**

06050	Electricity - Community Center	\$11,200.00	\$11,000.00	\$11,200.00	1.8%
06051	Electricity - Street Lights	\$14,500.00	\$12,000.00	\$12,000.00	0.0%
06052	Electricity - TH Community	\$27,000.00	\$24,000.00	\$23,200.00	-3.3%
06053	Pool Electricity - Breezyhill	\$8,500.00	\$8,500.00	\$7,500.00	-11.8%
06054	Pool Electricity - Summerwood	\$5,500.00	\$5,500.00	\$5,500.00	0.0%
06055	Pool Electricity - Windmill	\$8,650.00	\$8,650.00	\$8,000.00	-7.5%
06056	Electricity - Maint Facility	\$3,500.00	\$3,500.00	\$3,500.00	0.0%
06060	Gas - Community Center	\$3,000.00	\$2,800.00	\$2,500.00	-10.7%
06070	Water & Sewer - Community Ctr	\$2,245.00	\$2,245.00	\$2,700.00	20.3%
06071	Water - Irrigation System	\$275.00	\$275.00	\$400.00	45.5%
06072	Water - Breezyhill	\$3,000.00	\$3,000.00	\$4,100.00	36.7%
06073	Water - Summerwood	\$7,000.00	\$7,500.00	\$9,900.00	32.0%

06074	Water - Windmill	\$10,000.00	\$9,500.00	\$9,700.00	2.1%
<b>Utilities</b>		<b>\$104,370.00</b>	<b>\$98,470.00</b>	<b>\$100,200.00</b>	<b>1.8%</b>

**Contracts**

06101	Management Contract	\$99,000.00	\$90,000.00	\$90,000.00	0.0%
06102	Landscaping Contract	\$401,000.00	\$401,000.00	\$401,000.00	0.0%
06108	Snow Removal-Common Area	\$9,000.00	\$9,000.00	\$9,000.00	0.0%
06109	Snow Removal - Private Street	\$42,000.00	\$42,000.00	\$42,000.00	0.0%
06112	Trash Removal - Private Street	\$245,803.00	\$245,803.00	\$245,803.00	0.0%
06113	Trash Removal - Public Street	\$441,417.00	\$441,417.00	\$441,417.00	0.0%
06114	Trash Removal - Pool	\$4,799.00	\$5,700.00	\$5,700.00	0.0%
06245	Pond Maintenance Contract	\$16,144.00	\$16,650.00	\$13,701.60	-17.7%
06900	Pool Management Contract	\$218,350.00	\$210,000.00	\$215,900.00	2.8%
06139	Covenants Inspection - Public Street	\$6,700.00	\$6,300.00	\$4,000.00	-36.5%
06140	Covenants Inspection - Private Street	\$5,000.00	\$5,500.00	\$5,500.00	0.0%
<b>Contracts</b>		<b>\$1,489,213.00</b>	<b>\$1,473,370.00</b>	<b>\$1,474,021.60</b>	<b>0.0%</b>

**Maintenance**

06201	Common Area Maintenance	\$130,000.00	\$125,000.00	\$128,500.00	2.8%
06202	Private Street Site Item Maintenance	\$30,000.00	\$25,617.00	\$30,000.00	17.1%
06207	Graffiti & Vandalism	\$1,100.00	\$1,000.00	\$1,000.00	0.0%
06208	Equipment Maintenance	\$2,000.00	\$2,000.00	\$2,000.00	0.0%
06209	Field Maint/Softball/Soccer	\$7,000.00	\$7,000.00	\$7,000.00	0.0%
06211	Irrigation System & Watering	\$15,000.00	\$18,000.00	\$20,000.00	11.1%
00288	Furniture Expenses	\$2,000.00	\$2,500.00	\$8,000.00	220.0%

06240	Paths, Trails & Bridges	\$7,000.00	\$15,000.00	\$15,000.00	0.0%
06246	Pond Enhancements & Additional Maintenance	\$15,000.00	\$16,000.00	\$22,000.00	37.5%
06247	Tennis Court	\$5,000.00	\$8,000.00	\$8,000.00	0.0%
06255	Tree Removal	\$50,000.00	\$51,000.00	\$58,000.00	13.7%
06258	Street Light Repairs - TH	\$9,000.00	\$9,000.00	\$10,500.00	16.7%
06260	Street Signs - TH	\$1,200.00	\$1,700.00	\$2,000.00	17.6%
06263	Landscape Enhancement/Replacement	\$70,000.00	\$70,000.00	\$70,000.00	0.0%
06264	Community Center Maintenance	\$10,000.00	\$10,000.00	\$15,000.00	50.0%
06265	Street Light Maintenance	\$9,000.00	\$9,000.00	\$11,000.00	22.2%
06266	Signage	\$1,000.00	\$1,000.00	\$3,500.00	250.0%
06276	Tot Lot Maintenance	\$1,000.00	\$3,000.00	\$8,000.00	166.7%
06280	Tools	\$6,500.00	\$6,500.00	\$7,000.00	7.7%
06284	Uniforms	\$1,800.00	\$1,800.00	\$1,800.00	0.0%
06299	<b>Capital Improvement Expenditures</b>	\$31,696.79	\$0.00	\$74,942.00	#DIV/0!
06300	<b>Article VI Enforcement</b>	\$0.00	\$0.00	\$1,500.00	#DIV/0!

<b>Maintenance</b>	<b>\$405,296.79</b>	<b>\$383,117.00</b>	<b>\$504,742.00</b>	<b>31.7%</b>
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**Vehicle Expenses**

06500	Vehicle Gas & Maintenance Expenses	\$11,500.00	\$11,000.00	\$12,000.00	9.1%
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<b>Vehicle Expenses</b>	<b>\$11,500.00</b>	<b>\$11,000.00</b>	<b>\$12,000.00</b>	<b>9.1%</b>
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**Pool Operating Expenses**

06901	Pool - General Interior	\$9,000.00	\$9,000.00	\$10,000.00	11.1%
06902	Pool - General Exterior	\$9,000.00	\$9,000.00	\$10,000.00	11.1%
06903	Pool - Lifeguards	\$3,000.00	\$3,500.00	\$3,000.00	-14.3%
06905	Pool Maintenance	\$5,000.00	\$2,500.00	\$5,000.00	100.0%
06910	Pool Pass Printing Expense	\$3,500.00	\$5,000.00	\$3,500.00	-30.0%
06915	Pool Repairs & Maintenance	\$11,000.00	\$11,000.00	\$15,000.00	36.4%
06920	Pool Supplies	\$28,500.00	\$30,000.00	\$33,500.00	11.7%
06922	Pool Special Purchases	\$2,000.00	\$2,000.00	\$4,000.00	100.0%
06923	Pool Start Up	\$700.00	\$700.00	\$700.00	0.0%
06925	Pool Winterization	\$700.00	\$700.00	\$700.00	0.0%
06926	Pool Furniture	\$8,500.00	\$8,000.00	\$8,500.00	6.3%

<b>Pool Expenses</b>	<b>\$80,900.00</b>	<b>\$81,400.00</b>	<b>\$93,900.00</b>	<b>15.4%</b>
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**Newsletter/Printing Expenses**

06995	Newsletter	\$52,000.00	\$52,000.00	\$53,500.00	2.9%
06997	Postage - Newsletter	\$15,800.00	\$14,500.00	\$12,000.00	-17.2%

<b>Newsletter Expenses</b>	<b>\$67,800.00</b>	<b>\$66,500.00</b>	<b>\$65,500.00</b>	<b>-1.5%</b>
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**General & Administrative**

07101	Advertising	\$250.00	\$250.00	\$250.00	0.0%
07102	Bank Fees	\$750.00	\$750.00	\$750.00	0.0%
07103	Annual Meeting	\$7,000.00	\$7,000.00	\$7,000.00	0.0%
07105	Auditor	\$6,500.00	\$6,500.00	\$6,500.00	0.0%
07106	Bad Debt	\$3,500.00	\$3,000.00	\$3,000.00	0.0%
07109	Computer	\$8,000.00	\$8,000.00	\$8,000.00	0.0%
07110	Donations	\$1,000.00	\$1,000.00	\$1,000.00	0.0%
07111	A-FIMS Development & Support	\$2,500.00	\$2,500.00	\$2,500.00	0.0%
07115	Office Supplies	\$11,000.00	\$11,200.00	\$14,000.00	25.0%
07116	NSF Fees	\$600.00	\$600.00	\$600.00	0.0%
07117	<b>Community Center Support Contracts</b>	<b>\$88,000.00</b>	<b>\$88,500.00</b>	<b>\$84,000.00</b>	<b>-5.1%</b>
07132	Dues & Subscriptions	\$150.00	\$150.00		-100.0%
07135	Disclosure Package Expenses	\$500.00	\$500.00	\$500.00	0.0%
07150	Legal - General	\$15,000.00	\$15,000.00	\$24,000.00	60.0%
07152	Legal - Collections	\$68,000.00	\$68,000.00	\$60,000.00	-11.8%
07155	<b>Summit Non Contract Expenses</b>	<b>\$16,000.00</b>	<b>\$16,000.00</b>	<b>\$20,000.00</b>	<b>25.0%</b>
07160	Permits and Fees	\$1,500.00	\$1,500.00	\$1,500.00	0.0%

07170	Staff Fund	\$1,000.00	\$1,500.00	\$1,500.00	0.0%
07175	Website	\$4,000.00	\$2,000.00	\$2,000.00	0.0%
07180	Reserve Study Update	\$0.00	\$0.00	\$6,000.00	#DIV/0!
07190	Depreciation Expense	\$5,000.00	\$0.00	\$0.00	#DIV/0!

<b>General &amp; Administrative</b>	<b>\$240,250.00</b>	<b>\$233,950.00</b>	<b>\$243,100.00</b>	<b>3.9%</b>
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#### Insurance

07200	Insurance - D&O	\$10,560.00	\$11,400.00	\$12,100.00	6.1%
07201	Insurance - Fidelity	\$1,082.00	\$1,100.00	\$0.00	-100.0%
07202	Insurance - General	\$44,283.00	\$51,200.00	\$54,300.00	6.1%
07204	Insurance - Workers Comp	\$9,257.00	\$9,260.00	\$9,400.00	1.5%

<b>Insurance</b>	<b>\$65,182.00</b>	<b>\$72,960.00</b>	<b>\$75,800.00</b>	<b>3.9%</b>
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#### Taxes

07250	Federal Income Tax	\$30,000.00	\$18,000.00	\$12,000.00	-33.3%
07251	Personal Property Tax	\$1,200.00	\$1,200.00	\$1,300.00	8.3%
07252	State Income Tax	\$3,578.00	\$3,600.00	\$4,200.00	16.7%

<b>Taxes</b>	<b>\$34,778.00</b>	<b>\$22,800.00</b>	<b>\$17,500.00</b>	<b>-23.2%</b>
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#### Committee Expenses

07400	ARB Committee	\$250.00	\$350.00	\$350.00	0.0%
07401	Open Space Committee	\$10,000.00	\$4,000.00	\$2,000.00	-50.0%
07403	Events Committee	\$51,000.00	\$47,500.00	\$48,000.00	1.1%
07405	Recreational Committee	\$1,250.00	\$350.00	\$350.00	0.0%
07408	Election Committee	\$500.00	\$500.00	\$500.00	0.0%
07409	Welcome Committee		\$1,500.00	\$2,000.00	33.3%

<b>Committee Expenses</b>	<b>\$97,000.00</b>	<b>\$88,200.00</b>	<b>\$53,200.00</b>	<b>-39.7%</b>
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#### Payroll

07802	Bonuses	\$11,000.00	\$11,500.00	\$11,500.00	0.0%
07803	Group Health, Dental & Life	\$190,000.00	\$164,500.00	\$180,950.00	10.0%

07804	Salaries	\$601,642.00	\$620,000.00	\$639,220.00	3.1%
07805	Taxes - Payroll	\$46,473.20	\$47,868.00	\$50,000.00	4.5%
07806	401 (K) Employer Contributions	\$8,000.00	\$8,000.00	\$10,000.00	25.0%
07866	Education & Training	\$1,000.00	\$1,000.00	\$1,000.00	0.0%
07868	Mileage Reimbursement	\$2,800.00	\$3,000.00	\$2,800.00	-6.7%
<b>Payroll, Benefits, Reimbursements</b>		<b>\$860,915.20</b>	<b>\$855,868.00</b>	<b>\$895,470.00</b>	<b>4.6%</b>

**Reserve Contributions**

08601	<b>General Reserve Contribution</b>	\$310,460.00	\$331,342.00	\$310,090.00	-6.4%
08602	Reserve Interest Contribution General	\$17,513.09	\$17,880.00	\$17,710.00	-1.0%
08606	<b>Private Street Reserve Contribution</b>	\$145,403.00	\$147,090.00	\$150,180.00	2.1%
08607	Private Street Reserve Interest Contribution	\$37,524.91	\$31,140.00	\$32,930.00	5.7%
<b>Reserve Contributions</b>		<b>\$510,901.00</b>	<b>\$527,452.00</b>	<b>\$510,910.00</b>	<b>-3.1%</b>

<b>TOTAL EXPENSES</b>	<b>\$3,968,105.99</b>	<b>\$3,915,087.00</b>	<b>\$4,046,343.60</b>	<b>3.4%</b>
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<b>Current Year Net Income/(loss)</b>	<b>(\$187,037.99)</b>	<b>\$0.00</b>	<b>\$0.40</b>	
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	2016 Monthly Assessment	2017 Monthly Assessment	2018 Monthly Assessment	% Change
Single Family Homes	\$74.13	\$76.81	\$79.47	3.5%
Town Homes	\$83.00	\$87.14	\$90.29	3.6%
Condo's	\$53.53	\$56.19	\$58.85	4.7%
Apartments	\$53.53	\$56.19	\$58.85	4.7%
	Change in Assessment			Annual Increase
Single Family Homes	-\$1.12	\$2.68	\$2.66	\$31.95
Town Homes	-\$1.28	\$4.14	\$3.15	\$37.77
Condo's & Apartments	-\$0.02	\$2.65	\$2.66	\$31.95