

**Community Center
Calendar Year 2020
Final 2020 Budget**

Board of Directors approval date: 12/14/19

				2020 Annual Budget	
Revenue					
Dues from Members:	# of lots	\$/Lot/Mo.			
Family Social Membership Dues	1	55.00		660	
General Dues - private owners - MB	198	66.00	no increase	156,816	
General Dues - private owners - Preserve	75	66.00	no increase	59,400	
Reserve Dues - private owners - MB	198	10.00	no increase	23,760	
Reserve Dues - private owners - Preserve	75	10.00	no increase	9,000	
General Dues - Soward - MB	8	16.50		1,584	
Reserve Dues - Soward - MB	8	2.50		240	
Total Lots	281				
2019 Carry Forward				12,000	
Less: Allowance for Doubtful Accounts (Soward Family & 4 past due private owners)				(5,016)	
		76.00		258,444	100.0%
Lease Income				6,000	
Rental Fees and Interest				1,000	
Total Revenue				265,444	
Expenses					
General & Administrative Costs					
Accounting				15,780	
Association Mgmt Payroll, gross salary plus 7.65% FICA tax				76,076	29.4%
Insurance - Property & Liability				3,650	
Insurance - Unemployment				600	
Insurance - Workers Compensation				800	
Income Tax				956	
Legal				-	
Consulting				500	
Operating Supplies				3,500	
Property Taxes				160	0.1%
Storage Unit				888	
Website				500	
Total General & Administrative Costs				103,410	40.0%
Equipment & Building Costs					
HVAC Maintenance				500	
Maintenance & Repairs - Exercise Equipment				2,250	
Maintenance & Repairs - Other Equipment & Building				4,500	
Community Center Financing Payments				68,580	26.5%
Security Camera				1,000	
Window Cleaning				500	
Total Equipment & Building Costs				77,330	29.9%
Janitorial					
Janitorial Labor				4,200	
Janitorial Supplies				800	
Waste Management				472	
Total Janitorial				5,472	2.1%

**Community Center
Calendar Year 2019
Budget**

				2019 Annual Budget	2019 Projected Through 12/31/2019
Revenue					
Dues from Members:	# of lots	\$/Lot/Mo.			
Family Social Membership Dues	1	55.00		660	(90)
General Dues - private owners - MB	198	66.00		156,816	158,841
General Dues - private owners - Preserve	71	66.00		57,024	59,798
Reserve Dues - private owners - MB	198	10.00		23,760	23,807
Reserve Dues - private owners - Preserve	71	10.00		8,640	8,760
General Dues - Soward - MB	6	66.00		1,188	1,188
Reserve Dues - Soward - MB	6	10.00		180	180
Total Lots	275				
Special Assessments:				6,000	
Less: Allowance for Doubtful Accounts (developer & 3 past due privi				(5,928)	4,555
Total - Dues from Members		76.00		248,340	257,039
Lease Income				6,000	6,000
Rental Fees and Interest				1,400	2,260
Total Revenue				255,740	265,299
Expenses					
General & Administrative Costs					
Accounting				15,000	15,000
Association Mgmt Payroll, gross salary plus 7.65% FICA tax				73,861	73,861
Insurance - Property & Liability				3,599	3,619
Insurance - Unemployment				933	564
Insurance - Workers Compensation				800	804
Income Tax					956
Legal				-	-
Consulting				500	100
Operating Supplies				3,000	2,971
Property Taxes				160	160
Storage Unit				800	800
Website				300	461
Total General & Administrative Costs				98,953	99,296
Equipment & Building Costs					
HVAC Maintenance				500	500
Maintenance & Repairs - Exercise Equipment				1,250	2,223
Maintenance & Repairs - Other Equipment & Building				3,700	1,871
Community Center Financing Payments				68,580	68,580
Security Camera				-	914
Window Cleaning				500	-
Total Equipment & Building Costs				74,530	74,088
Janitorial					
Janitorial Labor				3,600	4,100
Janitorial Supplies				800	572
Waste Management				470	506
Total Janitorial				4,870	5,178

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	2020 Annual Budget	
Maintenance Landscaping & Grounds		
Plant Beds	1,610	
Flower Pots	1,050	
Fertilization, Weed, Pest Control & Aeration	528 qtrs	
Irrig.-Start-Up, Shut Down Maintenance	105	
Lawn Mowing (65/service x 29 services)	1,885	
Miscellaneous Maintenance	2,000	
Tree Spraying & Maintenance	-	
Total Maintenance Landscaping & Grounds	7,178	2.8%
Maintenance Pool & Tennis Courts		
Annual maintenance on tennis/pickleball courts	500	
Summer employee daily maintenance & oversight at clubhouse	9,900	
Pool/Hot-tub spring start-up/shut-down	2,000	
Pool supplies (chemicals)	2,500	
Propane	3,300	
Pool/Spa repairs	3,500	
Total Maintenance Pool & Tennis Courts	21,700	8.4%
Utilities		
Cable TV & Internet	1,740	
Electric	5,000	
Sewer & Water (City)	1,750	
Telephone	1,900	
Total Utilities	10,390	4.0%
Snow Removal Parking Lot, Sidewalks	2,000	0.8%
Contributions to Community Center Maintenance Reserve	32,280	12.5%
Total Expenses	259,760	

Revenue in excess/(shortage) of Expenses

	5,684
Beginning Balance Net Assets Designated for Maintenance Reserve	166,464
Dues Income for Reserve	32,280
Collection of Past Due Accounts	-
Voluntary Contributions to Reserve (e.g. Bridge Group)	
Expenditures from Reserve (refer to reserve study for list of expenditures)	(122,100)
Transfers (to)/from Operating	5,684
Ending Balance Net Assets Designated for Maintenance Reserve	82,328

**Community Center
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Budget**

	2019 Annual Budget	2019 Projected Through 12/31/2019
Maintenance Landscaping & Grounds		
Plant Beds	1,610	1,675
Flower Pots	1,050	1,050
Fertilization, Weed & Pest Control	528	476
Irrigation Start up/Shutdown	105	105
Lawn Mowing	1,885	1,885
Miscellaneous Maintenance	2,312	615
Tree Spraying & Maintenance	300	-
Grounds	7,790	5,806
Maintenance Pool & Tennis Courts		
Annual maintenance on tennis courts	2,000	650
Summer employee daily maintenance & oversight at clubhouse	7,000	9,475
Pool/Hot-tub spring start-up/shut-down	3,000	500
Pool supplies (chemicals)	2,500	2,231
Propane	5,000	3,189
Pool/Spa repairs	3,500	4,545
Total Maintenance Pool & Tennis Courts	23,000	20,590
Utilities		
Cable TV & Internet	1,650	1,882
Electric	5,500	4,960
Sewer & Water (City)	1,750	1,232
Telephone	1,900	1,735
Total Utilities	10,800	9,809
Snow Removal Parking Lot, Sidewalks	1,000	1,820
Contributions to Community Center Maintenance Reserve	31,800	32,040
Carry Over to 2020 Budget		12,000
Total Expenses	252,743	260,627

Revenue in excess/(shortage) of Expenses

	2,997	4,672
Beginning Balance Net Assets Designated for Maintenance Reserve	137,836	145,796
Dues Income for Reserve	31,800	32,040
Collection of Past Due Accounts	-	
Voluntary Contributions to Reserve (sale of tables & chairs)		735
Expenditures from Reserve (refer to reserve study for list of expendi	(153,100)	(16,779)
Transfers (to)/from Operating	4,912	4,672
Ending Balance Net Assets Designated for Maintenance Reser	21,983	166,464