

Community Center Calendar Year 2021 Draft 2021 Budget			
Board of Directors approval date:			
		2021 Annual Budget	
Revenue			
Dues from Members:	# of lots	\$/Lot/Mo.	
Family Social Membership Dues	2	55.00	1,320
General Dues - private owners - MB	199	66.00	157,608
General Dues - private owners - Preserve	77	66.00	60,984
Reserve Dues - private owners - MB	199	10.00	23,880
Reserve Dues - private owners - Preserve	77	10.00	9,240
General Dues - Soward - MB	5	16.50	990
Reserve Dues - Soward - MB	5	2.50	150
Total Lots	281		-
2020 Carry Forward			14,000
Less: Allowance for Doubtful Accounts (Soward - 5 Lots & 3 MB past due pi			(3,876)
	76.00	264,296	100.0%
Lease Income		6,000	
Rental Fees and Interest		2,250	
Total Revenue		272,546	
Expenses			
General & Administrative Costs			
Accounting		16,400	6.2%
Association Mgmt Payroll, gross salary plus 7.65% FICA tax		77,217	29.2%
Insurance - Property & Liability		4,000	1.5%
Insurance - Unemployment		600	0.2%
Insurance - Workers Compensation		800	0.3%
Income Tax		25	0.0%
Legal		-	0.0%
Consulting		500	0.2%
Operating Supplies		3,500	1.3%
Property Taxes		160	0.1%
Storage Unit		888	0.3%
Website		500	0.2%
Total General & Administrative Costs		104,590	39.6%
Equipment & Building Costs			
HVAC Maintenance		500	0.2%
Maintenance & Repairs - Exercise Equipment		1,500	0.6%
Maintenance & Repairs - Other Equipment & Building		4,500	1.7%
Community Center Financing Payments		68,580	25.9%
Security & Cameras		200	0.1%
Window Cleaning		500	0.2%
Total Equipment & Building Costs		75,780	28.7%
Janitorial			
Janitorial Labor		5,300	
Extra Wipe Down of CC		4,680	
Janitorial Supplies		1,500	
Waste Management		530	
Total Janitorial		12,010	4.5%
Maintenance Landscaping & Grounds			
Plant Beds		2,340	0.9%
Flower Pots		1,050	0.4%
Fertilization, Weed, Pest Control & Aeration		535	0.2%
Irrig.-Start-Up, Shut Down Maintenance		110	0.0%
Lawn Mowing (65/service x 29 services)		2,080	0.8%

Community Center Calendar Year 2020 Budget				
			2020 Annual Budget	2020 Projected Through 12/31/2020
Revenue				
Dues from Members:				
	# of lots	\$/Lot/Mo.		
Family Social Membership Dues	1	55.00	660	1,630
General Dues - private owners - MB	198	66.00	156,816	149,376
General Dues - private owners - Preserve	75	66.00	59,400	59,400
Reserve Dues - private owners - MB	198	10.00	23,760	23,809
Reserve Dues - private owners - Preserve	75	10.00	9,000	9,000
General Dues - Soward - MB	6	16.50	1,188	
Reserve Dues - Soward - MB	6	2.50	180	
Total Lots	279			
2019 Carry Forward			12,000	12,000
Less: Allowance for Doubtful Accounts (developer & 3 past due pri			(5,016)	6,161
Total - Dues from Members		76.00	257,988	261,376
Lease Income			6,000	6,000
Rental Fees and Interest			1,400	2,684
PPP Grant				16,700
Total Revenue			265,388	286,760
Expenses				
General & Administrative Costs				
Accounting			15,780	15,780
Association Mgmt Payroll, gross salary plus 7.65% FICA tax			76,076	76,076
Insurance - Property & Liability			3,650	3,930
Insurance - Unemployment			600	564
Insurance - Workers Compensation			800	804
Income Tax			956	25
Legal			-	-
Consulting			500	370
Operating Supplies			3,500	3,000
Property Taxes			160	160
Storage Unit			888	817
Website			500	461
Total General & Administrative Costs			103,410	101,987
Equipment & Building Costs				
HVAC Maintenance			500	250
Maintenance & Repairs - Exercise Equipment			2,250	419
Maintenance & Repairs - Other Equipment & Building			4,500	2,478
Community Center Financing Payments			68,580	68,580
Security Camera			1,000	82
Window Cleaning			500	250
Total Equipment & Building Costs			77,330	72,059
Janitorial				
Janitorial Labor			4,200	5,309
				10,600
Janitorial Supplies			800	1,260
Waste Management			472	530
Total Janitorial			5,472	17,699
Maintenance Landscaping & Grounds				
Plant Beds			1,610	1,610
Flower Pots			1,050	1,050
Fertilization, Weed & Pest Control			528	334
Irrigation Start up/Shutdown			105	160
Lawn Mowing			1,885	1,755

**Community Center
Calendar Year 2021
Draft 2021 Budget**

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	2021 Annual Budget	
Miscellaneous Maintenance	1,200	0.5%
Tree Spraying & Maintenance	-	0.0%
Decorative Rock Repair		
Total Maintenance Landscaping & Grounds	7,315	2.8%
Maintenance Pool & Tennis Courts		
Annual maintenance on tennis/pickleball courts	500	0.2%
Summer employee daily maintenance & oversight at clubhouse	10,285	3.9%
Patio Furniture		
Pool/Hot-tub spring start-up/shut-down	2,000	0.8%
Pool supplies (chemicals)	1,000	0.4%
Propane	3,300	1.2%
Pool/Spa repairs	3,500	1.3%
Total Maintenance Pool & Tennis Courts	20,585	7.8%
Utilities		
Cable TV & Internet	1,882	0.7%
Electric	5,000	1.9%
Sewer & Water (City)	1,750	0.7%
Telephone	1,900	0.7%
Total Utilities	10,532	4.0%
Snow Removal Parking Lot, Sidewalks	2,000	0.8%
Contributions to Community Center Maintenance Reserve	32,760	12.4%
Total Expenses	265,572	
Revenue in excess/(shortage) of Expenses	6,974	
Beginning Balance Net Assets Designated for Maintenance Reserve	192,455	
Dues Income for Reserve	32,760	
Collection of Past Due Accounts	-	
Expenditures from Reserve (refer to reserve study for list of expenditures)	(26,240)	
Transfers (to)/from Operating	6,974	
Ending Balance Net Assets Designated for Maintenance Reserve	205,949	

**Community Center
Calendar Year 2020
Budget**

	2020 Annual Budget	2020 Projected Through 12/31/2020
Miscellaneous Maintenance	2,000	1,155
Tree Spraying & Maintenance		300
Grounds	7,178	6,364
Maintenance Pool & Tennis Courts		
Annual maintenance on tennis courts	500	518
Summer employee daily maintenance & oversight at clubhouse	9,900	9,900
Pool/Hot-tub spring start-up/shut-down	2,000	930
Pool supplies (chemicals)	2,500	210
Propane	3,300	3,000
Pool/Spa repairs	3,500	725
Total Maintenance Pool & Tennis Courts	21,700	15,283
Utilities		
Cable TV & Internet	1,740	1,882
Electric	5,000	4,960
Sewer & Water (City)	1,750	1,387
Telephone	1,900	1,926
Total Utilities	10,390	10,155
Snow Removal Parking Lot, Sidewalks	2,000	2,000
Contributions to Community Center Maintenance Reserve	32,280	34,164
Carry Over to 2021 Budget		14,000
Total Expenses	259,760	273,711
Revenue in excess/(shortage) of Expenses	5,628	13,049
Beginning Balance Net Assets Designated for Maintenance Reserve	137,836	164,634
Dues Income for Reserve	31,800	34,164
Collection of Past Due Accounts	-	
Expenditures from Reserve (refer to reserve study for list of expenc	(153,100)	(19,392)
Transfers (to)/from Operating	4,912	13,049
Ending Balance Net Assets Designated for Maintenance Rese	21,983	192,455