

**Community Center  
Calendar Year 2020  
Draft 2020 Budget**

Board of Directors approval date:

				2020 Annual Budget	
<b>Revenue</b>					
<b>Dues from Members:</b>	<b># of lots</b>	<b>\$/Lot/Mo.</b>			
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)	
		<b>76.00</b>		<b>258,444</b>	<b>100.0%</b>
Lease Income				6,000	
Rental Fees and Interest				1,000	
<b>Total Revenue</b>				<b>265,444</b>	
<b>Expenses</b>					
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	
<b>Total General &amp; Administrative Costs</b>				<b>103,410</b>	<b>40.0%</b>
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	
<b>Total Equipment &amp; Building Costs</b>				<b>77,330</b>	<b>29.9%</b>
Janitorial					
Janitorial Labor				4,200	
Janitorial Supplies				800	
Waste Management				472	
<b>Total Janitorial</b>				<b>5,472</b>	<b>2.1%</b>

**Community Center  
Calendar Year 2019  
Budget**

			2019 Annual Budget	2019 Projected Through 12/31/2019
<b>Revenue</b>				
<b>Dues from Members:</b>	<b># of lots</b>	<b>\$/Lot/Mo.</b>		
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 private owners)			(5,928)	4,555
<b>Total - Dues from Members</b>		<b>76.00</b>	<b>248,340</b>	<b>257,039</b>
Lease Income			6,000	6,000
Rental Fees and Interest			1,400	2,260
<b>Total Revenue</b>			<b>255,740</b>	<b>265,299</b>
<b>Expenses</b>				
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
<b>Total General &amp; Administrative Costs</b>			<b>98,953</b>	<b>99,296</b>
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	-
<b>Total Equipment &amp; Building Costs</b>			<b>74,530</b>	<b>74,088</b>
Janitorial				
Janitorial Labor			3,600	4,100
Janitorial Supplies			800	572
Waste Management			470	506
<b>Total Janitorial</b>			<b>4,870</b>	<b>5,178</b>

FINAL DRAFT DEC. 10 2019

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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	-	
<b>Total Maintenance Landscaping &amp; Grounds</b>	<b>7,178</b>	<b>2.8%</b>
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	
<b>Total Maintenance Pool &amp; Tennis Courts</b>	<b>21,700</b>	<b>8.4%</b>
Utilities		
Cable TV & Internet	1,740	
Electric	5,000	
Sewer & Water (City)	1,750	
Telephone	1,900	
<b>Total Utilities</b>	<b>10,390</b>	<b>4.0%</b>
Snow Removal Parking Lot, Sidewalks	2,000	0.8%
Contributions to Community Center Maintenance Reserve	32,280	12.5%
<b>Total Expenses</b>	<b>259,760</b>	
<b>Revenue in excess/(shortage) of Expenses</b>	<b>5,684</b>	
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	
<b>Ending Balance Net Assets Designated for Maintenance Reserve</b>	<b>82,328</b>	

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	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	-
<b>Grounds</b>	<b>7,790</b>	<b>5,806</b>
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
<b>Total Maintenance Pool &amp; Tennis Courts</b>	<b>23,000</b>	<b>20,590</b>
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
<b>Total Utilities</b>	<b>10,800</b>	<b>9,809</b>
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
<b>Total Expenses</b>	<b>252,743</b>	<b>260,627</b>
<b>Revenue in excess/(shortage) of Expenses</b>	<b>2,997</b>	<b>4,672</b>
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
<b>Ending Balance Net Assets Designated for Maintenance Reser</b>	<b>21,983</b>	<b>166,464</b>