

2019 Operating Account Name	2018	2019
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INCOME

30100	Operating Assessment Income	891,102	990,476	
31500	Late Assessment Fee	600	300	
34000	Vending Machine	200	-	Remove vending machine - losing money
34300	Invoicing Income	21,000	15,700	Based on 2018.
34500	Clubhouse Income	2,000	1,500	
35000	Misc. Operating Income	1,975	500	
	Operating Income		18,000	
			1,008,476	
30800	Reserve Assessment	360,679	347,364	
32900	Old National Bank Inc. (Savings Acct.)	-	75	
33100	US Bank Income (Investment Acct.)	19,173	19,000	
	Reserve Savings Assessment		10,000	
			376,439	
	Grand Total Income		1,384,915	

EXPENSES

MANAGEMENT

40500	Legal/Professional Fees	2,500	8,000	Legal & IT expense for database upkeep. Potential for HOA software monthly fee to replace IT upkeep.
40600	Liability/Workers Comp.	29,524	29,269	
41000	Office Expenses	6,400	7,227	Additional Sage License
41100	Telephone	1,450	1,450	
41200	Vending Expense	450	-	Remove vending machine from pool area. We were losing money.
41400	Board Expenses	1,050	1,050	Staff year-end bonus allocated to this account this year.
41500	Amortization	1,150	824	
41700	Audit	5,974	6,300	Contract with Grobe Accountants
	Manage/Admin Payroll	140,486	165,271	
42400	Education/Training	1,600	1,500	
45100	Postage	800	700	

MAINTENANCE

50100	Snow/Salt/Salting	11,500	15,000	Function of salt prices
50300	Trash Collection	41,390	42,632	Contractual
50500	Gas/Oil	2,800	2,800	
50600	Tools/Equipment	3,800	3,800	
50900	Utilities/Telephone	18,500	18,500	
	Bldg Maint Payroll	111,266	114,178	
51800	Uniforms/Shop Supplies	850	1,100	
51900	Building Repairs	9,820	11,690	Power washing added to this account this year. It was previously not budgeted.
52000	Truck/Equipment Repairs	4,500	4,500	
52100	Depreciation	10,337	12,983	New Asset purchases (Truck)
52400	Plowing/Shoveling Cont	57,613	57,613	Same contract

GROUNDS

54000	Landscape Supplies/Plants	29,700	23,500	Reduced to cover cost of blown in mulch - line item 55000.
55000	Landscape Contract	36,000	75,700	Bid \$39,700 for #1 priority in grounds. Tree removal.
56000	Grounds Maint. Contract	75,240	75,000	Maple Leaf
57000	Grounds Payroll Expense	153,978	146,561	Less seasonal staff needed due to blown in mulch.

CLUBHOUSE

60200	Repairs/Maintenance	2,250	2,250	
60300	Utilities	12,700	12,700	
60500	Janitorial Supplies	2,200	2,000	
60700	Equipment	300	410	12 additional chairs for community room

RECREATION

70300	Pool Chemicals	3,900	4,100	Based on 2018 usage
70400	Pool Supplies/Equipment	3,250	6,430	Sand Filters, Piping and Aquabot

70500	Social Events (RAC)	2,525	2,525	
70600	Water	3,400	3,500	
	Lifeguard Payroll	22,500	22,500	
71300	Tennis Court Maintenance	250	900	
71900	Telephone	210	275	\$65.annual installation of pool phone
72100	Welcoming Committee	400	400	
Total		812,563	885,139	
80600	Dwelling Insurance	103,290	123,337	Increase from previous claims. Also, diving board limits TT to 1 company - Travelers.

Grand Total Operating Expenses 915,853 1,008,476

2019 Reserve Account Name 2018 2019

901	Painting-Dwellings	42,368	50,368	Avg. \$1100/home. 45 homes - finish phase 2 and start phase 1
902	Siding Dwellings	1,000	1,000	Anticipate few repairs.
903	Concrete Dwellings	15,500	13,000	3-4 stoops/ sidewalk repair.
904	Roofing Dwellings	1,000	12,067	Anticipated roof repairs based on 2018.
905	Gutters-Dwellings	1,000	1,000	
906	UG WIRES/POST LIGHT	14,700	6,500	Amount needed for replacement for 2019 posts. 2020 ARB to review new style. Current style retiring.
910	Fence Dwelling	5,500	4,400	Replacement of rotted fences as needed throughout trails.
911	Decks/Dwellings	38,000	33,000	10-15 deck repair/replacement per year dependent on size.
915	Wood Repairs-Dwellings	35,000	35,000	Replacement of rotted wood - lower portion of homes.
916	Chimney Cap/Foundation Coating	20,400	16,923	
	Reserve Maintenance Payroll			RMP= \$76,118.70. should not be included in the budget figures as it is allocated in the individual reserve accounts.
933	Concrete-Common	8,300	15,000	City Assessment. Estimated in long-term budget
936	Swimming Pool	-	8,000	Boiler. Still waiting on proposals. This is an estimate only.
938	Clubhouse General	18,200	20,430	Breakroom \$6430. Deck and rubber roof \$14,000. Estimate only. Need bids.
939	Fencing and Signs	2,400	1,200	New fences in front by clubhouse.
960	Drainage - ALL	7,000	67,000	Property wide drainage study/plan; complete drainage work 15 - 21 OC; some remediation work on the swale
961	Rockwall's	13,500	15,000	3 per year. On average \$5k each.
963	Asphalt - ALL	121,068	30,000	Complete Tree Lane and Randolph Driveways
964	Water Mains	6,800	6,800	
990	Income Tax Expense	2,876	2,876	
	Reserve Study		7,800	New to budget this year. Study for projected life of capitol improvements for long-term reserve budget.
		354,612	347,364	
	Reserve Savings		10,000	New for this years budget. Added savings for reserve expenses.
	Contingency Fund	12,300		Budget committee decided not to add saving for contingency this year. Added reserve saving.
	Total Reserve Expense		357,364	

Grand Total Expenses \$ 1,282,765 \$ 1,365,840
\$ (18,000.00) Operating Income

Total Expenses \$ 1,347,840

2019 Proposed Annual AMA Increase	\$	4,212.00
2019 Average Monthly AMA	\$	351.00
2018 Average Monthly AMA	\$	329.00

2019 Proposed Monthly AMA Increase \$ 22.00