

# Budget Overview – 2016-2017

## Operating Budget – All lots

### Internet

Current contract expires September 2017; rate to remain the same at \$30/unit.

### Garbage

Rates to remain the same, funds one small garbage can on corner of Baler & Windrow at park.

### Water / Sewer

Increase from \$27,500 to \$28,150, an approximate 1% increase.

### Common Area Maintenance

Increase from \$2500 to \$4000 to align with annual expenditure. Will fund white vinyl fence cleaning and other Common Area repairs/maintenance.

### Association Operations:

- Increase from \$1500 to \$2000
- UPS mailbox ~ \$90/yr. (June renewal)
- Mailing, Postage, Printing
- Website - \$192/yr. (Oct renewal)
- Google Domain - \$10/yr. (June renewal)
- Google Apps - Free
- Box account - \$120/yr. (Feb renewal)
- GoDaddy Domain - \$10.17 (Sept renewal – 2 year contract)

### Insurance (All Lots) – Directors & Officers, Crime and Umbrella Policies

- D&O = \$1,726
- Crime = \$1,104
- Umbrella (\$5 million) = \$915

### Legal

Remaining the same at \$15,000.

### Management Fee

Remaining the same at \$35,400.

### Accounting and Tax Prep:

Verity Accounting, previously Prior & Hart, manage our annual tax returns and yearly financial reviews.

## **Operating Budget – All lots cont.**

### Taxes, Business License, Bank Fees

Increase from \$500 to \$1000 due to high cost of ACH.

- Taxes - \$250;
- Business License Renewal - \$50;
- Business Checking account ~ \$500/year (cost of ACH)

### Landscape Contract

Remaining the same, \$47,736.

### Landscape Miscellaneous

Remaining the same. Projects in the \$15,000 budget include the following:

- Backflow testing
- Irrigation repairs
- Bioswale shearing
- Moss Treatment
- Crane-Fly
- Pest Control

## **Budget – Extra Rowhouses**

- Rowhouse Maintenance - Increase in budget from \$7500 to \$11050 for gutter cleaning and roof moss treatment in late fall, annual wasp nest removal from eaves in June; and emergency repairs as necessary.
- Package Policy and Earthquake
  - Package Policy – \$12,552 (increase from \$12,264 previous year)
  - Earthquake Policy - \$9,938.10 (decrease from \$10,705.35 previous year)

## **Reserves Contribution – Per Reserve Study (RS) 2016**

- “All Lots” – \$13/unit/month = Recommended allocation per RS
- Extra “Tamaracks” – \$19/unit/month = Recommended per RS
- Extra “Rowhouses” – \$62/unit/month = Alternate “Zero-Balance” Funding recommendation per RS.