

# Budget Overview – 2017-2018

## Operating Budget – All lots

### Internet

Rate to remain the same. Contract renews June 2017 with 100 Mbps service with upgrades coming. This speed of internet service would cost owners at a minimum \$70/month from local vendors such as Xfinity and Dish.

### Garbage

Slight rate increase of \$0.03/month to each homeowner to reflect Pride Disposal rate increases. This funds one garbage can on the corner of Baler and Windrow. This is not to be used for household garbage disposal.

### Water / Sewer

Rate increase of \$0.97/month to each homeowner to reflect increasing Sherwood water costs and a handoff of maintenance and oversight, which had been provided free of charge by Board members, to our landscaper.

### Common Area Maintenance

Rate decrease of \$0.52/month to each homeowner based on projected maintenance needs in 2017-2018 for our common areas. This budget line item funds items such as bark dust in our playground, vinyl fence cleaning, gazebo maintenance and sidewalk shaving as needed. Most of these items are not necessary in 2017-2018 as they were just recently completed.

### Association Operations:

Rate decrease of \$0.26/month to each homeowner based on previous year's expenditures.

- UPS mailbox - \$168/year (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, Umbrella and Cyber Policies

Rate decrease of \$0.61/month to each homeowner.

- D&O = \$0.00 - included in Package policy
- Crime = \$1,132
- Umbrella (\$5 million) = \$906
- Cyber = \$290

### Legal

Rate decrease of \$1.60/month to each homeowner. The Board of Arbor Terrace has successfully been recouping legal expenses through our collections procedures.

### Management Fee

Remaining the same at \$35,400 = \$18.44/month to each homeowner.

### Accounting and Tax Prep:

Rate to remain the same. Current 3<sup>rd</sup> party accountant has yet to be identified for our upcoming financial reviews.

### Taxes, Business License, Bank Fees

Rate to remain the same

- Taxes ~ \$300;
- Business License Renewal - \$50;
- Business Checking account ~ \$500/year (cost of ACH)

### Landscape Contract

Rate increase of \$9.80/month to each homeowner to cover the cost of...

- Irrigation management handoff to landscaper. This service has been provided free of charge to the Association by a Board member for the past 4 years.
- Potential change of landscape management company in January 2018. If this transition does not occur then the unused balance will be moved into the 2018-2019 budget as a refund and will offset landscape expenses that year.

### Landscape Miscellaneous

Rate decrease of \$2.60/month to each homeowner. This reflects the planned additional projects for 2017/2018. The upcoming capital improvements to landscape will be accounted for from our Reserve account. Projects in the \$10,000 budget include the following:

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

### **Budget – Extra Rowhouses**

- Rowhouse Maintenance – Rate increase of \$5.09/month to each rowhouse owner. This reflects increased rates 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 – Rate increase of \$2.91/month to each rowhouse owner.
  - Package Policy – \$14,817 (increase from \$12,552 previous year)
  - Earthquake Policy - \$9,938.10 (rate the same as previous year)

### **Reserves Contribution – Per Reserve Studies**

- “All Lots” – \$18.80/unit/month as recommended by Regenesi RS 2017
- Extra “Tamaracks” – \$21/unit/month as recommended by Regenesi RS 2017
- Extra “Rowhouses” – \$70/unit/month as recommended by alternate “Zero-Balance” Funding recommendation per MH RS 2016.