

Budget Overview

Operating Budget – All lots

Internet

Current contract runs September 2014-2017; 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

Increased expense from \$22,500 to \$27,500 to take into account a rates increase; the unseasonably warm and dry winter and spring; proper irrigation for new plantings

Common Area Maintenance

Increase from \$1000 to \$2500. Items include wood fence repairs, sidewalk repairs and emergency repairs to Common Area. Surplus funds to be used for any overage to offset budget line item, see explanation at end of document.

Association Operations:

Increase from \$1500 to \$2000

UPS mailbox - \$88.83/yr. (June renewal)

Mailing, Postage, Printing

Website - \$192/yr. (Oct renewal)

Google Domain - \$10/yr. (June renewal)

Google Apps - Free

Box account - \$120/yr. (May renewal)

GoDaddy Domain - \$10.17 (Sept renewal – 2 year contract)

Insurance – Directors & Officers & Crime policy

See pricing comparison from ABI – 2015.

Legal

Expense reduction from f.y. 2014-2015 from \$25,000 to \$15,000 which takes into account 2014-2015 legal fees reimbursed of approximately \$13,000. Full-reimbursed amount to be placed into surplus and used to offset expenses over budgeted allocation in 2015-2016 f.y. Will be earmarked for 2015-2016 legal fees over budget.

Management Fee

Remaining the same at \$35,400.

Accounting and Tax Prep:

Increase in budget from \$2100 to \$8000. We were significantly over budget during the 2014-2015 f.y. due to our failed contract with Ihde & Ihde in completing our 2013 Review. We signed a new contract with Prior & Hart which has been successful but in order to become current in our reviews we have to complete 2014 and 2015. Cost is \$3500 per review year. Prior & Hart also files our tax return and the estimate cost is \$600.

Taxes, Business License, Bank Fees

Decrease from \$700 - \$500 based on 2014-2015 expenditures.

Taxes - \$250;

Business License Renewal - \$50;

Business Checking account - \$168/year (\$14/mo);

ACH fees – offset with ACH charges.

Landscape Contract

To remain the same, \$47,736.

Landscape Miscellaneous

Decrease in yearly budget from ~\$24,000 to \$15,000. Projects in the \$15,000 budget include the following:

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

The HOA will also be undergoing a variety of “Special Projects” which are outlined below and will be paid from our Operating Account surplus.

Budget – Extra Rowhouses

Rowhouse Maintenance

Increase in budget from \$5000 to \$7500 for gutter cleaning and roof moss treatment in late fall, annual wasp nest removal from eaves in June; and emergency repairs as necessary.

Rowhouse Insurance – Package Policy and Earthquake

See pricing comparison from ABI – 2015.

Reserves Contribution – Per Reserve Study 2015

“All Lots” – Increase as per reserve study 2015 from \$10/mo to \$13.34 for everyone.

Extra “Tamaracks” – Increase as per reserve study 2015 from \$13.00 to \$18.00 for Tamaracks

Extra “Rowhouses” – Increase as per reserve study 2015 from \$47.00 to \$59.94 for Rowhouses

Operating account surplus – “Special Projects” and earmarked funds

The HOA was fiscally responsible during both our 2013-2014 and 2014-2015 budget years and as such we have a surplus in our Operating Fund. Some of the surplus comes from legal fees reimbursed during collections efforts and late fees obtained which are not accounted for as income in our budget. As such, the Board has allocated some of the surplus to be used on special projects within the neighborhood as well as to offset budgetary expenses in our 2015-2016 fiscal year.

Special Projects:

- Wood fence staining as per CC&R’s – to be stained by Board members and community volunteers
- Gazebo repaint and staining – to occur in June 2015
- Arbor projects – tree trimming and replanting – commenced in 2014-2015 f.y. however; earmarked from 2015-2015 surplus.
- Bark mulch entire neighborhood – June 2015
- Playground bark chips – June 2015
- Additional plantings – SW Century x Langer Farms (City Property with inadequate landscaping) – possible community project.

Earmarked Funds:

- Legal fees reimbursed from the 2015-2015 f.y. are earmarked for 2015-2016 f.y. overages if they occur.
- Common Area maintenance emergency items.