

BECKETT RIDGE ASSOC. 1
2025 APPROVED OPERATING BUDGET

INCOME	
Homeowner Assessments @ \$260 per Owner	\$543,140
HOA Late Fees	\$16,000
Entryway Annual Assessments Retreat 57 Lots x \$100	\$5,700
Entryway Annual Assessments Sanctuary 80 Lots x \$66	\$5,280
Entryway Annual Assessments Woods of Beckett 101 Lots x \$75	\$7,575
Reserves Roadway Annual Assessment Woodcliff 15 lots x \$120.00	\$1,800
Woodcliff Maint Private Dr. Snow Removal & Salting 15 lots x \$100	\$1,500
Reserves Roadway Annual Assessment Welsford, Waterford, Woods Edge 16 lots x \$120.00	\$1,920
Welsford, Waterford, Woods Edge Maint Private Dr. Snow Removal & Salting 16 lots x \$100	\$1,600
TOTAL INCOME	\$584,515
OPERATING EXPENSES	
UTILITIES	
Utilities - Electric	\$5,100
Estimated cost for lighting the common areas	
Utilities - Electric Street Lighting	\$33,000
Estimated cost for street lighting	
Utilities - Water	\$8,500
Estimated cost for irrigation water for common areas	
TOTAL UTILITIES	\$46,600
MAINTENANCE	
Grounds Payroll - Millcreek	\$5,500
Cost of landscape reimbursement for Millcreek Condominiums	
Grounds Payroll - Village of Beckett	\$12,352
Cost of landscape reimbursement for Village of Beckett Ridge Condominiums	
Grounds Payroll - Deer Run I	\$2,790
Cost of landscape reimbursement for Deer Run I	
Grounds Payroll - Deer Run II	\$1,395
Cost of landscape reimbursement for Deer Run II	
Village Center Maintenance	\$5,000
Estimated costs for mulching, Basketball nets and misc. repairs	
Drainage	\$20,000
Estimated cost for maintaining drainage areas around Beckett Ridge	
Lake Maintenance & Chemicals	\$1,048
Algae control for pond by Meadows April -Oct	
Fountain Maintenance	\$750
Estimated cost of any needed repairs to fountain in Meadows pond	
Contract Services Misc./Common Area Improvements	\$10,000
Periodic maintenance of the common areas and entries including lighting, etc. that would not be paid from reserves	
Backflow Inspection	\$750
Sprinkler Service	\$6,000
Cost of opening, winterizing and summer maintenance of irrigation systems	
TOTAL MAINTENANCE	\$65,585
GROUNDS CARE	
Grounds Labor - GroundsPro	\$174,455
Cost of maintaining all common areas, entries, walking paths and Village Centers	
Includes mowing, edging, trimming and debris pick-up. Includes cost to maintain mulch beds on a weekly basis; Spring clean up; mowing from March to November	
Seasonal trims, chemical applications for weed & pest control and fertilization	
Woods at Beckett Expenses	Cost of maintaining common area. \$10,420
Sanctuary Expenses	Cost of maintaining common area. \$7,288
Retreat Expenses	Cost of maintaining common area. \$10,372
Green Space Maintenance	\$45,000
Estimated cost for plant replacements, seeding, trimming back brush from walking path, etc.	
Rupp Farm Watershed Maintenance	\$7,500
Snow Removal	\$9,500
Anticipated cost to remove snow from private roadways (no Shepherd's Lane)	
WOODS EDGE, WELSFORD, WATTFORD \$5,680	
WOODCLIFF \$3,820	
Watering	\$1,000
Estimated cost to provide watering service for non--irrigated planting beds	
TOTAL GROUNDS CARE	\$265,535

ADMINISTRATIVE EXPENSES	
Legal - Retainer	\$42,000
Anticipated cost for legal services needed in the collection of assessments.	
Auditing & Accounting Fees	\$2,000
Anticipated cost for cost for annual preparation of Association's Federal income tax return per Dawson & Co. bid	
Administrative Expense	\$9,500
Cost of postage, copies, invoicing, supplies, etc.	
Architectural Review	\$3,000
Anticipated cost for cost for monthly review of Improvement Applications submitted by Beckett Ridge homeowners	
Bad Debt	\$2,500
Write off uncollectable debt owed to Association	
Web Site Expense	\$840
Anticipated cost for maintaining Beckett Ridge's website	
Christmas Displays	\$9,600
Anticipated cost for decorating the entrances of the community for the holiday décor	
Management Fees - per agreement	\$58,476
Community management services Per Sch. A	
Community/Social Events	\$2,000
Anticipated cost for community garage sale - advertising, signs, etc.	
Real Estate Taxes	\$8,000
Butler County real estate taxes paid on common areas owned by Association	
Insurance	\$12,500
Anticipated cost for insurance coverage for Association including general liability, D & O and property coverage for recreational facilities, signage, landscaping, etc.	
Board Meeting Expense	\$60
Anticipated cost for monthly Association and annual meeting	
Federal Income Tax	\$1,155
ADMIN. EXPENSES	\$152,381
RESERVES FUNDING	
Reserve Funding	
Monies set aside for future long-term maintenance projects and/or replacement of Association amenities and common areas.	
Roadway Annual Assessment Woodcliff 15 lots x \$120.00	\$1,800
Roadway Annual Assessment Wellsford, Waterford, Woods Edge 16 lots x \$120.00	\$1,920
TOTAL RESERVE FUNDING	\$54,414
TOTAL EXPENSES	\$584,515