

**Leisure Knoll at Manchester Association**

**4 Buckingham Drive North, Manchester, NJ 08759**

**Phone: 732-657-6661 Fax: 732-657-7433**

**FINAL  
BUDGET FOR  
FISCAL YEAR**

**OCTOBER 1, 2019  
THROUGH  
SEPTEMBER 30, 2020**

# TABLE OF CONTENTS

Monthly Association Fee Rate Schedule	Page 1
Operating Budget	Pages 2-5
Operating Budget Notes	Pages 6-10
Reserves Budget	Pages 11-12
Reserves Budget Notes	Pages 13-14
Lawn & Snow Budget	Page 15
Lawn & Snow Budget Notes	Page 16

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FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020  
MONTHLY ASSOCIATION FEE RATE SCHEDULE  
EFFECTIVE OCTOBER 1, 2019

Monthly Operating Fund Fee	\$ 122.00
Monthly Reserve Fund Fee	\$ 42.00
Monthly Optional Lawn & Snow Service Fee	\$ 43.00
Monthly Additional Resident Fee (each)	\$ 3.00

ALL HOMES w/ONE RESIDENT  
MONTHLY TOTAL

\$ 164.00

ALL HOMES w/TWO RESIDENTS  
MONTHLY TOTAL

\$ 167.00

ALL HOMES w/THREE RESIDENTS  
MONTHLY TOTAL

\$ 170.00

HOMES w/ONE RESIDENT w/LAWN & SNOW OPTION  
MONTHLY TOTAL

\$ 207.00

HOMES w/TWO RESIDENTS w/LAWN & SNOW OPTION  
MONTHLY TOTAL

\$ 210.00

HOMES w/THREE RESIDENTS w/LAWN & SNOW OPTION  
MONTHLY TOTAL

\$ 213.00

The Membership Fees charged for new Members, payable at closing of their new homes remains unchanged for a total of \$ 1,450.00.  
\$ 450.00 continues to be allocated to the Operating Fund Budget and \$ 1,000.00 allocated to the Reserve Fund Budget.

*These fees do not affect current Members, only new Members joining the Association.*

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 - SEPTEMBER 30, 2020		\$ 122. per home per month	\$ 122. per home per month
OPERATING	Acct #	2018-2019 Budget	2019-2020 Budget
<b>REVENUE</b>			
Monthly Assessment	5101	2,380,464	2,380,464
Membership Fee (Operating)	5121	67,500	54,000
Advertising Income	5103	20,400	20,400
Copy Machine Income	5105	300	-
	5106	3,000	-
Misc Income	5107	7,500	100
Compliance Fees	5108	5,000	2,500
Late Fee Income	5109	15,000	12,500
Real Estate Tax Reimbursement	5112	2,500	-
Rent Income (Ridge Realty)	5114	30,004	7,500
Lawn & Snow Office Reimbursement	5115	36,000	36,000
Town Reimb. Street Lights	5116	22,000	22,000
Town Reimb. Snow	5117	7,250	7,250
Vehicle Tags	5118	7,500	7,500
Interest Income MS	5127	1,750	2,500
Interest Income MO Oper	5134	200	300
Interest Income MO MM	5135	-	2
Document Request Income	5136	7,500	7,500
Interest Income MO Rsve	5137	262	1,200
Deferred Revenue (Prior Years Surplus)	5300	211,647	133,935
Wells Fargo Interest MM	5301	800	7,500
<b>TOTAL REVENUE</b>		<b>2,826,577</b>	<b>2,703,151</b>
<b>EXPENSE</b>			
Community Manager Salary	6011	95,838	97,755
Office Staff Salary		-	-
Office Staff Salary - Bookkeeping	6012	45,838	46,755
Office Staff Salary - Reception	6012	35,178	35,882
Buildings & Grounds/Janitorial Salary		-	-
Buildings & Grounds/Janitorial Salary - Level 1 (2)	6013	89,544	91,520
Building & Grounds/Janitorial Salary - Level 2 (2)	6013	98,072	99,840
Office Manager Salary	6016	58,097	59,259
Maintenance Manager Salary	6017	91,532	93,363
Office Temp Salary	6019	12,636	12,636
<b>Total Payroll</b>		<b>526,735</b>	<b>537,010</b>
FICA Expense	6101	52,000	41,081
State Unemployment/Disability Insurance	6102	30,000	20,000

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 - SEPTEMBER 30, 2020		\$ 122. per home per month	\$ 122. per home per month
OPERATING	Acct #	2018-2019 Budget	2019-2020 Budget
Federal Unemployment Insurance	6103	120	120
Health & Life Insurance	6104	63,325	70,000
Workers Compensation Insurance	6105	30,375	33,780
Employee Pension Fund	6108	32,000	49,437
<b>Total Taxes &amp; Benefits</b>		<b>207,820</b>	<b>214,418</b>
Exterminator	6153	4,000	4,000
HVAC Contract & Repairs	6154	10,250	10,250
Goose Patrol	6155	14,000	14,000
Bus Service	6166	82,000	82,000
Street Lighting	6201	60,000	60,000
Natural Gas	6202	20,000	20,000
Electric	6203	65,000	65,000
Water & Sewer	6204	4,000	4,000
Gatehouse Attendants	6206	150,000	150,000
Refuse Removal	6207	158,600	161,772
Insurance	6208	185,000	170,000
Insurance Deductible	6760	5,000	5,000
TV Service Contract	6209	639,018	675,115
<b>Service &amp; Utilities</b>		<b>1,396,868</b>	<b>1,421,137</b>
Salting Roads	6303	10,000	10,000
Road Plowing	6304	25,000	25,000
Aprons	6305	25,000	25,000
<b>Total Snow Removal</b>		<b>60,000</b>	<b>60,000</b>
Lawn/Snow Equip. Repair & Maint.	6321	5,000	5,000
Island Restoration	6322	51,000	-
Front Entrance Restoration	6323	40,000	-
Bed Maintenance	6326	3,000	3,000
Holiday Lighting	6327	7,500	7,500
In-House Irrigation Repair	6328	750	750
<b>Total Lawn Maintenance</b>		<b>107,250</b>	<b>16,250</b>
Tree Replacement/Removal	6341	80,000	65,000
Irrigation System Repairs	6346	2,000	2,000
Common Landscaping Services	6348	35,000	20,000
<b>Total Landscaping Services</b>		<b>117,000</b>	<b>87,000</b>

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 - SEPTEMBER 30, 2020		\$ 122. per home per month	\$ 122. per home per month
OPERATING	Acct #	2018-2019 Budget	2019-2020 Budget
Road Minor Repair/Supplies	6361	2,500	2,500
<b>Road Repair &amp; Maintenance</b>		<b>2,500</b>	<b>2,500</b>
Vehicle Repair & Maint.	6401	1,500	1,000
Fuel & Lube	6402	4,000	3,000
Registration/License	6403	700	700
<b>Total Truck &amp; Equipment</b>		<b>6,200</b>	<b>4,700</b>
Attorney Fees	6421	17,500	15,000
Auditor/Accounting	6423	10,000	15,000
Engineering	6424	5,000	5,000
Accounting/Bookeeping	6425	3,500	-
ADP Payroll Accounting/401 admin	6427	5,000	5,000
<b>Total Professional Fees</b>		<b>41,000</b>	<b>40,000</b>
Bank/Paper/Wire Fees	6430	250	250
Office Supplies	6451	8,000	10,000
Postage	6452	4,000	4,000
Telephone	6453	12,657	20,000
Office Equipment Lease	6454	8,300	10,000
Computer Maintenance & Software	6455	8,000	8,000
Assessment Coupon Books	6459	4,000	5,000
Badges/Bar Codes/Fobs	6460	7,000	1,100
Education	6464	3,397	3,000
Miscellaneous	6466	10,000	5,000
Assn Sponsored Events	6468	2,500	2,500
<b>Total Administrative</b>		<b>68,104</b>	<b>68,850</b>
Lake Maintenance & Supplies	6470	1,000	750
Equipment Repairs & Supplies	6471	8,000	7,500
Pool Management Contract	6475	46,800	47,736
Pool Supplies	6476	7,000	7,000
Committee Expenses	6477	500	500
<b>Total Recreational Expense</b>		<b>63,300</b>	<b>63,486</b>
Building Repairs/Supplies	6491	10,000	15,000
Janitorial Supplies	6492	6,000	6,000
Furniture & Fixtures	6502	1,000	500
Cable Conversion	6504	-	-

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 - SEPTEMBER 30, 2020		\$ 122. per home per month	\$ 122. per home per month
OPERATING	Acct #	2018-2019 Budget	2019-2020 Budget
Gate Repair	6505	5,000	10,000
Café	6507	1,500	-
<b>Total Community Buildings</b>		<b>23,500</b>	<b>31,500</b>
Federal Income Taxes	6600	3,800	3,800
Bad Debt Allowance	6650	75,000	50,000
Real Estate Taxes	6700	2,500	2,500
Contingency Fund	6802	125,000	100,000
Depreciation		-	-
<b>TOTAL EXPENSE</b>		<b>2,826,577</b>	<b>2,703,151</b>

FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020

NOTES TO OPERATING BUDGET

REVENUE

Monthly Assessment 5101

The Operating Fund Fee Revenue billed to Owners for Operating Expenses. The monthly fee remains the same at \$ 122. Every home with more than one resident pays an additional \$3.00 per month for the second resident and \$3.00 per month for the third resident

Membership Fee 5121

A Membership Fee of \$1,450.00 is assessed to every new homeowner, payable at closing. \$ 450.00 of this fee is allocated to the Operating Fund Budget (see account # 5121) and \$ 1,000.00 is allocated to the Reserve Fund Budget (see account # 6902 in the Reserves Budget)

Advertising Income 5103

The advertising fees paid to the Association by the publisher of the Knoll News

Copy Machine Income 5105

Revenue from the coin operated copier located in Timberland Hall & Association Office copier

Guest Badges 5106

The fees collected for guest badges sold. \$ 10. each for new badges, \$ 7. each for replacements. This line item is being removed for 2019-2020 and instead used to offset expenses in line item # 6460 which is the expense line item to purchase Badges, Bar Codes & Fobs

Misc Income/Fobs 5107

Income from items of a minor nature. Also, fees collected for new or replacement fobs sold \$ 10. each. This line item is being renamed "Misc Income" and the income received from sold fobs will instead be used to offset expenses in line item # 6460 which is the expense line item to purchase Badges, Bar Codes & Fobs

Compliance Fees 5108

Fines billed to Residents for violations of the Association documents

Late Fee Income 5109

Late fees billed to Residents for late payments of the maintenance fees

Real Estate Tax Reimbursement 5112

Reimbursement of Association-paid Real Estate Tax payments from the lessee of Lakeside Lodge (currently Ridge Realty)

Rent Income 5114

Rent collected for the leasing of space in Lakeside Lodge to outside businesses. Currently, Ridge Realty is our only tenant

Lawn & Snow Office Reimbursement 5115

Payment by the Landscape & Snow Budget for use of the Association Office staff to handle lawn/snow calls from residents on Service and process their related work orders



Town Reimbursement Street Lights/Snow 5116/5117  
 Reimbursement by the Township of Manchester for a portion of the street lighting and snow removal from the main streets, in accordance with the Municipal Services Act

Vehicle Tags 5118  
 The fees collected for vehicle bar codes. \$ 10. each for new bar codes, \$ 8. each for replacements.

Interest Income 5127/5134/5135/5137/5301  
 Interest income from various investment accounts.

Document Request Income 5136  
 Fees collected for documents provided for refinancing/resales.

Deferred Revenue from Prior Year 5300  
 Any remaining money not spent from previous year's budget as verified by the FYE Audit.

**EXPENSE**

Salaries, Payroll Taxes & Related Benefits 6011/6012/6013/6016/6017/6019  
6101/6102/6103/6104/6105/6108

▪ Administrative Salaries

Community Manager  
 Salary for one full time Community Manager

Office Manager  
 Salary for one full-time Office Manager

Office Staff - Bookkeeping  
 Salary for one full-time Bookkeeper

Office Staff - Reception  
 Salary for one full-time Receptionist

Office Staff – Office Temp  
 Salary for one part-time Administrative Assistant – 18 hours per week

▪ Maintenance Salaries

Maintenance Manager  
 Salary for one full-time Maintenance Manager

Building & Grounds Maintenance & Janitorial  
 Salary for two full-time persons at a Level 1 rate (based on Union Agreement)  
 Salary for two full-time persons at a Level 2 rate (based on Union Agreement)

▪ Payroll Taxes & Related Benefits

Employer's share of Social Security Tax, State Unemployment Insurance, State Disability Insurance, Workers' Compensation Insurance, Employee Health and Life Insurance, and Pension Plans

Exterminator 6153  
 Termite and insect control for the Community buildings and common recreational areas

HVAC Contractor & Repairs 6154  
 Repairs/maintenance to the heating and cooling systems for all Community buildings

Goose Patrol 6155  
 Service w/trained dog to keep geese away from the lake, its environs and the common areas

Bus Service 6166  
 Six days a week bus service to various shopping and other destinations

<u>Street Lighting</u>	<u>6201</u>
Pole lighting in the streets and parking lots of the Community	
<u>Natural Gas</u>	<u>6202</u>
Gas supply charges for all Community Buildings and barbeques	
<u>Electric</u>	<u>6203</u>
Electric service for all Community buildings and common property	
<u>Water &amp; Sewer</u>	<u>6204</u>
Water & sewer service for all Community buildings	
<u>Gatehouse Attendants</u>	<u>6206</u>
Contracted entrance monitoring service for the front entrance (Route 70) for twenty-four hours a day, seven days a week, and for 3-4 times weekly overnight roving patrol	
<u>Refuse Removal</u>	<u>6207</u>
Contracted trash removal from the homes and Community buildings two times per week	
<u>Insurance</u>	<u>6208</u>
Property and General Liability Insurance, Commercial Auto Insurance, Boiler & Machinery, Directors & Officers Liability, and Umbrella Liability Insurance	
<u>Insurance Deductible</u>	<u>6760</u>
The amount of the standard deductible the Association would pay out of pocket for a claim	
<u>TV Service Contract</u>	<u>6209</u>
Contracted basic television service to all homes in the Community	
<u>Salting Roads</u>	<u>6303</u>
The application of road salt for the removal of ice from Community roads and parking lots by the Maintenance Staff.	
<u>Road Plowing/Aprons</u>	<u>6304/6305</u>
Contracted snow removal from the streets of the Community and from the aprons of the homes	
<u>Lawn/Snow Equip Repair and Maint</u>	<u>6321</u>
Repairs and maintenance of Association-owned equipment. Costs for small mechanical equipment repairs such as power saws, routers used by Maintenance Staff.	
<u>Island Restoration</u>	<u>6322</u>
Rehab and maintenance of the common area landscaped islands	
<u>Front Entrance Restoration</u>	<u>6323</u>
Rehab and maintenance of the front entrance	
<u>Bed Maintenance</u>	<u>6326</u>
Materials for fertilizing, weeding, etc, of the beds on the common property by the Maintenance Staff	
<u>Holiday Lighting</u>	<u>6327</u>
Installation, maintenance, off-season storage of interior & exterior Holiday decorations for Lakeside Lodge, Timberland Hall, Front & Back Gatehouses & Knoll Circle	
<u>In-House Irrigation Repairs</u>	<u>6328</u>
Repairs to the common area irrigation systems performed by the Maintenance Staff	
<u>Tree Replacement/Removal</u>	<u>6341</u>
Contracted services for the replacement of trees on the city strip in front of homes and the removal of dead or diseased trees, as needed, from the common property by contract service and the Maintenance Staff.	
<u>Irrigation System Repairs</u>	<u>6346</u>
Repairs to the irrigation systems on common property	

<u>Common Landscaping Services</u>	<u>6348</u>
Contracted services lawn care of the Community buildings and common property, including leaf cleanup and the treatment of road weeds on the streets	
<u>Road Minor Repair/Supplies</u>	<u>6361</u>
Minor repairs to the roads performed by the Maintenance Staff	
<u>Vehicle Repair &amp; Maint/Fuel &amp; Lube/Registration License</u>	<u>6401/6402/6403</u>
Repairs, fuel, and maintenance for three maintenance trucks & other mechanical equipment	
<u>Attorney Fees</u>	<u>6421</u>
Legal fee retainer for the Association's attorney to attend Board meetings and provide legal opinions on day-to-day operations, plus additional legal services, as needed	
<u>Auditor</u>	<u>6423</u>
The preparation of the annual Certified Financial Statements and filing of the Federal Corporate Tax Return by an independent Auditing firm	
<u>Engineering</u>	<u>6424</u>
An allowance for an Engineer to provide services, as needed	
<u>Accounting/Bookkeeping</u>	<u>6425</u>
An allowance for quarterly accounting services, as needed	
<u>ADP Payroll Accounting/401 Admin</u>	<u>6427</u>
Contracted services for the preparation of payroll and the payment of payroll taxes	
<u>Bank/Paper/Wire Fees</u>	<u>6430</u>
Fees for paper billing, interbank transfers	
<u>Office Supplies</u>	<u>6451</u>
Stationery supplies, computer and copier expenses, and repairs to office equipment for all Community buildings	
<u>Postage</u>	<u>6452</u>
Postage for all mailings except the Knoll News	
<u>Telephone</u>	<u>6453</u>
Telephone expenses for all Community buildings	
<u>Office Equipment Lease</u>	<u>6454</u>
Cost for office copier lease	
<u>Computer Maintenance &amp; Software</u>	<u>6455</u>
Costs for Admin office computers & server updates, troubleshooting, repairs, as needed	
<u>Assessment Coupon Books</u>	<u>6459</u>
Costs for annual maintenance fee payment coupon booklets for current residents as well as periodic orders for new residents	
<u>Badges/Bar Codes/Fobs</u>	<u>6460</u>
Purchase of new & replacement badges, bard codes & fobs (see notes # 5106 & # 5107)	
<u>Education</u>	<u>6464</u>
Fees to attend Community relevant seminars & the like	
<u>Miscellaneous</u>	<u>6466</u>
Costs for various items that are not specifically provided for in the Budget	
<u>Assn Sponsored Events</u>	<u>6468</u>
Costs for Volunteer & Committee Appreciation luncheons and the like	
<u>Lake Maintenance &amp; Supplies</u>	<u>6470</u>
Costs for fish stocking & associated permits	

<u>Recreational Repairs &amp; Supplies</u>	<u>6471</u>
Small items for recreation such as scoreboards, horseshoes and the like	
<u>Pool Management Contract</u>	<u>6475</u>
Contracted services for the operating of the pool, including lifeguards, chemicals, opening and winterizing of swimming pool	
<u>Pool Supplies</u>	<u>6476</u>
Costs for items required for the seasonal operation of the pool including shepherd's hooks, brushes and the like	
<u>Committee Expenses</u>	<u>6477</u>
Costs for items that assist the committees in fulfilling Association-related duties	
<u>Building Repairs/Supplies</u>	<u>6491</u>
Repairs of a minor to moderate nature & associated supplies for all Community buildings	
<u>Janitorial Supplies</u>	<u>6492</u>
Costs for janitorial supplies for all Community buildings, such as, toilet tissue, paper towels, cleaning supplies and the like	
<u>Furniture &amp; Fixtures</u>	<u>6502</u>
Minor items requiring replacement in all Community buildings	
<u>Cable Conversion</u>	<u>6504</u>
Associated costs with conversion of the common areas from Hotwire to Comcast	
<u>Gate Repair</u>	<u>6505</u>
Repairs of a minor to moderate nature & associate supplies for the Route 70 & the Colonial Drive gates	
<u>Café</u>	<u>6507</u>
Costs for the purchase of non-durable goods for the coffee machine such as coffee beans, cups, sweeteners & the like	
<u>Federal Income Tax</u>	<u>6600</u>
Estimated Federal Income Taxes on miscellaneous income such as rental income, replacement badges, coin-operated copiers, and interest earned on all Association bank accounts	
<u>Bad Debt Allowance</u>	<u>6650</u>
Potential amount of delinquent balance(s) that Association could "write-off" as uncollectable	
<u>Real Estate Taxes</u>	<u>6700</u>
Real estate taxes chargeable due to the rental properties within the Clubhouses, payable in full by the lessee	
<u>Contingency Expense</u>	<u>6802</u>
Allowance for unexpected and unbudgeted expenses. Requires Board approval	

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 - SEPTEMBER 30 2020		\$ 42. per home per month	\$ 42. per home per month
RESERVES	Acct #	2018-2019 Budget	2019-2020 Budget
<b>FUND BALANCE AT OCTOBER 1</b>	3100	<b>1,345,696</b>	<b>1,611,879</b>
<b>REVENUE</b>			
Fund Contributions	6900	819,504	819,504
Interest Income	6903	750	11,000
Membership Fees	6902	150,000	120,000
<b>TOTAL REVENUE</b>		<b>970,254</b>	<b>950,504</b>
<b>EXPENSE</b>			
Concrete Repairs & Replacements		150,000	150,000
Tree Removal for Concrete Work		50,000	50,000
<b>Total Curb, Sidewalk &amp; Apron</b>	<b>3110</b>	<b>200,000</b>	<b>200,000</b>
Fitness Equipment		-	-
Lake Fishing Gazebo, Boathouse, Dock, Ramp, Mini-Dock		125,000	150,000
<b>Total Recreation Replacement</b>	<b>3120</b>	<b>125,000</b>	<b>150,000</b>
Replacement of Office		450,000	-
<b>Total Maintenance Office Replacement</b>	<b>3210</b>	<b>450,000</b>	-
Street Signs	<b>3218</b>	7,500	7,500
Paving Repairs & Resurfacing		350,000	450,000
Miscellaneous-Scoping of Sewers		100,000	100,000
<b>Total Road, Paving/Infrastructure</b>	<b>3230</b>	<b>457,500</b>	<b>557,500</b>
<b>Total Community Vehicles &amp; Equipment</b>	<b>3240</b>	-	-
HVAC & Mechanical Equipment Replacements			
<b>Total HVAC &amp; Mechanical Systems</b>	<b>3250</b>	-	<b>5,000</b>
Irrigation & Well Pumps (3)			
<b>Total Irrigation Systems</b>	<b>3251</b>	-	-
Gate Replacements/Gate Systems Replacements			-
Repair/Replace Roofs-Timberland/PAC Flat Roof		10,000	-
Roof Maintenance Shop & Office Building			-
Post Lights			
<b>Total Community Buildings - Exterior</b>	<b>3270</b>	<b>10,000</b>	<b>1,000</b>

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 - SEPTEMBER 30 2020		\$ 42. per home per month	\$ 42. per home per month
RESERVES	Acct #	2018-2019 Budget	2019-2020 Budget
Clubhouse Renovations (Lobby)		100,000	-
Fire Suppression System		45,000	45,000
<b>Total Community Buildings - Interior</b>	<b>3280</b>	<b>145,000</b>	<b>45,000</b>
Lakeside Lodge Expansion			
<b>Total Lakeside Lodge Expansion</b>	<b>3282</b>	<b>-</b>	<b>525,000</b>
<b>TOTAL EXPENSE</b>		<b>1,387,500</b>	<b>1,483,500</b>
<b>PROJECTED FUND BALANCE AT SEPTEMBER 30</b>		<b>928,450</b>	<b>1,078,883</b>

FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020

NOTES TO RESERVES BUDGET

REVENUE

Fund Balance 3100

This is the amount of money the Reserve Fund is estimated to have at the beginning of the Fiscal Year

Fund Contributions 6900

Reserve Fund contributions paid by homeowners. The monthly Reserve Fund Fee remains at \$42.00 per home per month for this Fiscal Year

Interest Income 6903

Reserve Funds are invested in Certificates of Deposit and other interest bearing bank accounts. All investments are scheduled to be reinvested and are structured so that they reach maturity when the funds will be needed for Reserve Fund Expenditures. The scheduled expenditures are predicated on the Reserve Study prepared by the engineering firm of FWH Associates. An updated study completed in 2017 has been obtained which reflects changes based on capital replacements (large-scale projects) completed since the last full study (2013)

Membership Fees 6902

A Membership Fee is charged for new Members, payable at closing of their new homes. This Fee is \$1,450 effective October 1, 2014. \$450 will be allocated to the Operating Fund Budget (# 5121) and \$1,000 will be allocated to the Reserve Fund Budget. An estimate of 120 closings for Fiscal Year 2019-2020 has been budgeted, for a total contribution of \$120,000

EXPENSE

Curb, Sidewalk & Apron 3110

The raised pavement will be replaced on the streets anticipated to be paved each Fall and Spring, and it is anticipated that additional areas will be replaced following those streets. Trees will be removed abutting raised pavement on these streets and other areas throughout the Community, as needed. The replacement of the trees is an operating expense (# 6341)

Recreation 3120

This includes the pool itself as well as the pumps & filters. All play courts such as tennis, bocce and horseshoe courts and the putting green are included as well. Also, the rehab & repair of the aging Fishing Gazebo is planned

Maintenance Office Replacement 3210

This line item is being removed this year and funding transferred to line item # 3282 "Lakeside Lodge Expansion" which more accurately reflects the nature of the planned project

Street Signs 3218

Costs for replacement of street signs throughout the community. Signs are being replaced on streets as they are paved as well as areas paved prior to the establishment of this program

Road, Paving/Infrastructure 3230

The section by section paving of the community roads continues each year. Prior to paving, the sewers are scoped to determine if repairs are needed.

Community Vehicles & Equipment 3240

No heavy duty vehicles are scheduled for replacement this fiscal year

HVAC & Mechanical Systems 3250

Replacements for a more efficient system have been completed and no improvements are scheduled this fiscal year

Irrigation Systems 3251

These are sprinklers located throughout the common and recreational areas

Community Buildings – Exterior 3270

Roofing, siding, decorative lamp posts and both entry gates and their electronics are included

Community Buildings – Interior 3280

Interior renovations to Timberland Hall are complete

\*\*\*Lakeside Lodge Expansion 3282

This line item was created this year to more accurately reflect the project as currently planned and by transferring funding from # 3210

**\*\*\* New for 2019-2020**



FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2018 - SEPTEMBER 30, 2019		\$ 36. per home per month	\$ 43 per home per month
<b>LAWN &amp; SNOW OPTION</b>		<b>2018-2019 Budget</b>	<b>2019-2020 Budget</b>
Estimated Units on Service	Acct #	1425	1425
<b>REVENUE</b>			
Contract Income	7101	615,600	735,300
Interest Income	7104	1,200	2,500
Deferred Revenue (Prior Years Surplus)	7105	85,261	180,348
<b>TOTAL REVENUE</b>		<b>702,061</b>	<b>918,148</b>
<b>EXPENSE</b>			
Cutting/Trimming (26)	7201	461,700	682,148
Fertilization (3)	7202	-	-
Add'l Fertilization (1)	7202	-	-
Edging (13)	7203	-	-
Insecticide/Pesticide (1)	7204	-	-
Pre-Emergent Herbicide (2)	7205	-	-
Post Emergent Herbicide (2)	7206	-	-
Lime (1)	7207	-	-
Snow Removal Driveways	7208	150,000	150,000
Administrative Fee	7209	36,000	36,000
Misc	7210	-	-
Contingency	7213	50,000	50,000
<b>TOTAL EXPENSE</b>		<b>697,700</b>	<b>918,148</b>
Excess (deficiency) of revenues over expenses		4,361	-

FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020

NOTES TO LAWN & SNOW BUDGET

REVENUE

Contract Income 7101

The revenue billed to each opt-in participant household, estimated to remain at 1425 homes

Interest Income 7104

Interest is not impactful on this account as the funds are not invested long-term and need to be fluid

Prior Years Surplus 7105

Any funds not spent in a fiscal year are rolled over into the next fiscal year

EXPENSE

Cutting/Trimming, Fertilization, Edging,

Insecticide/Pesticide, Pre-Emergent Herbicide,

Post Emergent Herbicide, Lime 7201,7202,7203,7204,7205,7206,7207

These items are included with the contracted service in various quantities and at varying intervals depending upon seasonal and weather conditions

Add'l Fertilization 7202

Revenue collected from opt-in participants that is not used toward the regular contracted service payment is applied to additional services, as needed

Snow Removal Driveways 7208

Opt-in participants receive driveway and service walk snow removal in addition to roadway and apron snow removal done for all homes

Administrative Fee 7209

Payment to the Operating Budget for use of the Association Office staff to handle lawn/snow calls from residents on Service and process their related work orders

Contingency 7213

This is to allow for additional funds, especially for unanticipated snow removal service needs