

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, 2024  
THROUGH  
SEPTEMBER 30, 2025**

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FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025  
MONTHLY ASSOCIATION FEE RATE SCHEDULE  
EFFECTIVE OCTOBER 1, 2024

Monthly Operating Fund Fee	\$ 135.00
Monthly Reserve Fund Fee	\$ 44.00
Monthly Optional Lawn & Snow Service Fee	\$ 50.00
Monthly Additional Resident Fee (each)	\$ 3.00

ALL HOMES w/ONE RESIDENT MONTHLY TOTAL	\$ 179.00
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ALL HOMES w/TWO RESIDENTS MONTHLY TOTAL	\$ 182.00
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ALL HOMES w/THREE RESIDENTS MONTHLY TOTAL	\$ 185.00
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HOMES w/ONE RESIDENT w/LAWN & SNOW OPTION MONTHLY TOTAL	\$ 229.00
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HOMES w/TWO RESIDENTS w/LAWN & SNOW OPTION MONTHLY TOTAL	\$ 232.00
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HOMES w/THREE RESIDENTS w/LAWN & SNOW OPTION MONTHLY TOTAL	\$ 235.00
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The Membership Fees charged for new Members, payable at closing of their new homes is increased to  
\$ 1,900.00.

\$ 1,900. is allocated to the Operating Fund Budget.

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

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 130. per home per month	\$ 135. per home per month
OPERATING	Acct #		2023 - 2024 Budget	2024 - 2025 Budget
REVENUE				
Monthly Assessment	40-4005-00		2,536,560	2,634,120
Lakeside Lodge Rental	40-4010-00		-	1,600
Advertising Income	40-4035-00		20,400	20,400
Guest Badges/Gate Pass	40-4060-00		7,000	7,000
Misc Income/Parking/Fobs	40-4065-00		7,500	10,000
Compliance Fees	40-4070-00		11,000	13,000
Late Fee Income	40-4075-00		13,000	14,000
Café Income	40-4090-00		3,500	3,000
Town Reimb. Street Lights	40-4105-00		19,250	19,250
Town Reimb. Snow	40-4110-00		5,500	-
Membership Fee	40-4125-00		167,000	190,000
Document Request Income	40-4130-00		25,000	30,000
Deferred Revenue (Prior Years Surplus)	40-4155-00		163,361	83,438
Interest Income MS	40-4170-00		1,400	500
Interest Income CIT	40-4180-00		1,800	750
Interest Income WF	40-4200-00		500	500
Interest Income WB	40-4220-00		-	50
<b>TOTAL REVENUE</b>			<b>2,982,771</b>	<b>3,027,608</b>
EXPENSE				
Community Manager Salary	60-6011-00		104,750	107,893
Office Staff Salary - Bookkeeping	60-6012-00		52,458	53,498
Office Manager Salary	60-6016-00		67,517	68,557
Maintenance Manager Salary	60-6017-00		100,000	103,000
Office Staff Salary - Reception	60-6021-00		41,517	42,557
Bldgs & Grounds/Janitorial Salary - Level 1 (3)	60-6022-00		151,944	155,064
Bldgs & Grounds/Janitorial Salary - Level 2 (1)	60-6023-00		55,141	56,181
<b>Payroll</b>			<b>573,326</b>	<b>586,750</b>
FICA Expense	61-6101-00		40,000	40,000
State Unemployment/Disability Insurance	61-6102-00		9,000	9,000
Federal Unemployment Insurance	61-6103-00		120	120
Health & Life Insurance	61-6104-00		80,000	85,000
Workers Compensation Insurance	61-6105-00		21,000	21,000
Employee Pension Fund	61-6106-00		52,500	60,000
<b>Taxes &amp; Benefits</b>			<b>202,620</b>	<b>215,120</b>

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 130. per home per month		\$ 135. per home per month
OPERATING	Acct #		2023 - 2024 Budget		2024 - 2025 Budget
Bus Service	62-6200-00		75,000		65,000
Street Lighting (Elec Svce)	62-6201-00		60,000		62,000
Natural Gas	62-6202-00		20,000		22,000
Electric (Commun Bldgs & Common Prop)	62-6203-00		70,000		75,000
Water & Sewer	62-6204-00		3,500		3,500
Gatehouse Attendant	62-6206-00		220,000		226,600
Refuse Removal	62-6207-00		170,000		182,000
Insurance	62-6208-00		175,000		205,000
TV Service Contract	62-6209-00		813,750		838,163
Exterminator	62-6210-00		3,600		3,600
HVAC Contract & Repairs	62-6211-00		8,000		8,000
Goose Patrol	62-6212-00		20,600		20,600
<i>Service &amp; Utilities</i>			<b>1,639,450</b>		<b>1,711,463</b>
Salting Roads	63-6303-00		7,500		7,500
Road Plowing	63-6304-00		25,000		25,000
Aprons	63-6305-00		25,000		25,000
<i>Snow Removal</i>			<b>57,500</b>		<b>57,500</b>
Lawn/Snow Equip. Repair & Maint.	64-6421-00		7,500		7,500
In-House Grounds Maintenance	64-6426-00		4,000		2,500
Holiday Lighting	64-6427-00		5,500		10,000
In-House Irrigation Repair	64-6428-00		750		1,000
<i>Lawn Maintenance</i>			<b>17,750</b>		<b>21,000</b>
Tree Replacement/Removal	65-6541-00		55,000		20,000
Irrigation System Repairs	65-6546-00		1,000		1,500
Common Landscaping Services	65-6548-00		22,000		22,000
<i>Landscaping Services</i>			<b>78,000</b>		<b>43,500</b>
Road Minor Repair/Supplies	67-6761-00		2,500		1,000
Traffic Control	67-6762-00		7,500		15,000
<i>Road Repair &amp; Maintenance</i>			<b>10,000</b>		<b>16,000</b>
Vehicle Repair & Maint.	68-6801-00		3,000		3,000
Fuel & Lube	68-6802-00		7,500		8,500
Registration/License	68-6803-00		725		725

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 130. per home per month	\$ 135. per home per month
OPERATING	Acct #		2023 - 2024 Budget	2024 - 2025 Budget
<i>Truck &amp; Equipment</i>			<b>11,225</b>	<b>12,225</b>
Attorney Fees	70-7000-00		20,000	20,000
Auditor/Accounting	70-7010-00		15,000	15,000
Engineering	70-7015-00		5,000	5,000
ADP Payroll Accounting/401 admin	70-7030-00		7,500	7,500
<i>Professional Fees</i>			<b>47,500</b>	<b>47,500</b>
Bank/Paper/Wire Fees	70-7045-00		400	400
Office Supplies	70-7050-00		15,000	15,000
Postage	70-7055-00		4,000	4,000
Telephone	70-7060-00		35,000	37,500
Office Equipment Lease	70-7065-00		8,000	8,000
Computer Maintenance & Software	70-7070-00		25,000	25,000
Assessment - Coupon Books	70-7085-00		2,500	2,500
Badges/Bar Codes/Fobs	70-7090-00		1,000	1,000
Activities	70-7100-00		5,000	5,000
Education	70-7105-00		1,500	1,500
Misc. Admin/Assoc. Events	70-7115-00		2,000	2,000
Misc Admin	70-7120-00		-	150
<i>Administrative</i>			<b>99,400</b>	<b>102,050</b>
Lake Maintenance & Supplies	70-7130-00		1,500	4,000
Recreation Repairs/Supplies	70-7135-00		10,000	7,500
50th Anniversary	70-7140-00		-	-
Pool Management Contract	70-7145-00		75,000	90,000
Pool Supplies	70-7155-00		2,500	2,500
<i>Recreational</i>			<b>89,000</b>	<b>104,000</b>
Building Repairs/Supplies	70-7170-00		25,000	25,000
Janitorial Supplies	70-7175-00		9,000	15,000
Furniture & Fixtures	70-7180-00		500	500
Gate Repair	70-7190-00		15,000	7,500
Café	70-7200-00		5,000	10,000
<i>Other</i>			<b>54,500</b>	<b>58,000</b>

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 130. per home per month	\$ 135. per home per month
OPERATING	Acct #		2023 - 2024 Budget	2024 - 2025 Budget
Federal Income Taxes	70-7205-00		2,500	2,500
Bad Debt Allowance	70-7210-00		20,000	15,000
Insurance Deductible	70-7225-00		5,000	5,000
Contingency Fund	70-7240-00		75,000	30,000
<b>TOTAL EXPENSE</b>			<b>2,982,771</b>	<b>3,027,608</b>

Excess (deficiency) of revenues over expenses
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## FINAL BUDGET FOR FISCAL YEAR

OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

## NOTES TO OPERATING BUDGET

### REVENUE

<u>Monthly Assessment</u>	40-4005
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The Operating Fund Fee Revenue billed to Owners for Operating Expenses. The monthly fee is increasing to \$ 137. Every home with more than one resident pays an additional \$ 3. per month for the second resident and \$ 3. per month for the third resident

<u>Lakeside Lodge Rental</u>	40-4010
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Income from the rental of Lakeside Lodge by residents

<u>Advertising In</u>	40-4035
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The advertising fees paid to the Association by the publisher of the Knoll News

<u>Guest Badges/Gate Pass</u>	40-4060
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Also includes fees collected for new or replacement fobs at \$ 10. each. This income is offset by # 70-7090 which is the expense line item to purchase Badges, Bar Codes

<u>Misc Income/Parking/Fob</u>	40-4065
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Income from items of a minor nature & income offset by # 70-7090 which is the expense line item to purchase Fobs

<u>Compliance Fees</u>	40-4070
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Fines billed to Residents for violations of the Association documents

<u>Late Fee Income</u>	40-4075
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Late fees billed to Residents for late payments of the maintenance fees

<u>Café Income</u>	40-4090
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This income is offset by # 70-7200 which is the expense line item for café supplies

<u>Town Reimbursement Street Lights/Snow</u>	40-4105/40-4110
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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

<u>Membership Fee</u>	40-4125
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As of October 1, 2024 a Membership Fee of \$1,900. is assessed to every new homeowner payable at closing. \$ 1,900. of this fee is allocated to the Operating Fund Budget. An estimate of 100 closings for Fiscal Year 2024-2025 has been budgeted, for a total contribution of \$ 190,000.

<u>Document Request Income</u>	40-4130
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Fees collected for documents provided for refinancing/resales.

<u>Deferred Revenue from Prior Year</u>	40-4155
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Any remaining money not spent from previous year's budget as verified by the FYE Audit

<u>Interest Income</u>	40-4170/40-4180/40-4200/40-4220
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Interest income from various investment accounts.

EXPENSE

Salaries, Payroll Taxes & Related Benefits 60-6011/60-6012/60-6016/60-6017/  
60-6021/60-6022/60-6023/61-6101/61-6102/61-6103/61-6104/61-6105/61-6106

▪ Administrative Salaries

Community Manager

Salary for one full time Community Manager

Office Staff - Bookkeeping

Salary for one full-time Bookkeeper

Office Staff - Reception

Salary for one full-time Receptionist

Office Manager

Salary for one full-time Office Manager

▪ Maintenance Salaries

Maintenance Manager

Salary for one full-time Maintenance Manager

Building & Grounds Maintenance & Janitorial

Salary for three (3) full-time persons at a Level 1 rate (based on Union Agreement)

Salary for one (1) full-time person 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

Bus Service 62-6200

Six (6) days a week bus service to various shopping and other destinations

Street Lighting (Elec Svce) 62-6201

Pole lighting in the streets and parking lots of the Community

Natural G 62-6202

Gas supply charges for all Community Buildings and barbeques

Electric 62-6203

Electric service for all Community buildings and common property

Water & Sewer 62-6204

Water & sewer service for all Community buildings

Gatehouse Attendant 62-6206

Contracted entrance monitoring service for the front entrance (Route 70) for twenty-four (24) hours a day, seven (7) days a week, and for nightly overnight roving patrol

Refuse Removal 62-6207

Contracted trash removal from the homes and Community buildings two times per week

Insurance 62-6208

Property and General Liability Insurance, Commercial Auto Insurance, Boiler & Machinery, Directors & Officers Liability, and Umbrella Liability Insurance

TV Service Contract 62-6209

Contracted basic television service to all homes in the Community

<u>Exterminator</u>	62-6210
Termite and insect control for the Community buildings and common recreational areas	
<u>HVAC Contractor &amp; Repairs</u>	62-6211
Repairs/maintenance to the heating and cooling systems for all Community buildings	
<u>Goose Patrol</u>	62-6212
Service w/trained dog to keep geese away from the lake, its environs and the common areas	
<u>Salting Roads</u>	62-6303
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>	62-6304/62-6305
Contracted snow removal from the streets of the Community and from the aprons of all homes	
<u>Lawn/Snow Equip Repair and Maint</u>	64-6421
Repairs and maintenance of Association-owned equipment. Costs for small mechanical equipment repairs such as power saws, routers used by Maintenance Staff.	
<u>In-House Grounds Maintenance</u>	64-6426
Materials for fertilizing, weeding, etc, of the beds on the common property by the Maintenance Staff	
<u>Holiday Lighti</u>	64- 6427
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>	64-6428
Repairs to the common area irrigation systems performed by the Maintenance Staff	
<u>Tree Replacement/Removal</u>	65-6541
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>	65-6546
Repairs to the irrigation systems on common property	
<u>Common Landscaping Services</u>	65- 6548
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>	67-6761
Minor repairs to the roads performed by the Maintenance Staff	
<u>Traffic Control</u>	67-6762
Speed bumps and accessories, warning signs	
<u>Vehicle Repair &amp; Maint/Fuel &amp; Lube/Registration License</u>	68-6801/68-6802/68-6803
Repairs, fuel, and maintenance for three maintenance trucks & other mechanical equipment	
<u>Attorney Fees</u>	70-7000
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/Accounting</u>	70-7010
The preparation of the annual Certified Financial Statements, periodic review of financials and filing of the Federal Corporate Tax Return by an independent Auditing firm	

<u>Engineering</u>	70-7015
An allowance for an Engineer to provide services, as needed	
<u>ADP Payroll Accounting/401 Admin</u>	70-7030
Contracted services for the preparation of payroll and the payment of payroll taxes	
<u>Bank/Paper/Wire Fees</u>	70-7045
Fees for paper billing, interbank transfers	
<u>Office Supplies</u>	70-7050
Stationery supplies, computer and copier expenses, and repairs to office equipment for all Community buildings	
<u>Postage</u>	70-7055
Postage for all mailings except the Knoll News	
<u>Telephone</u>	70-7060
Telephone expenses for all Community buildings	
<u>Office Equipment Lease</u>	70-7065
Cost for office equipment leases such as copier/postage machine	
<u>Computer Maintenance &amp; Software</u>	70-7070
Costs for all office computers & server updates, troubleshooting, repairs, as needed and financial software	
<u>Assessment Coupon Books</u>	70-7085
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>	70-7090
Purchase of new & replacement badges, bar codes & fobs (see notes # 40-4060 & # 40-4065)	
<u>Activities</u>	70-7100
Costs to run community events	
<u>Education</u>	70-7105
Fees to attend Community relevant seminars & the like	
<u>Misc Admin/Assoc Events</u>	70-7115
Costs for various minor events that are not specifically provided for in the Budget	
<u>Misc Admin</u>	70-7120
Costs for various minor items that are not specifically provided for in the Budget	
<u>Lake Maintenance &amp; Supplies</u>	70-7130
Costs for fish stocking & associated permits	
<u>Recreational Repairs &amp; Supplies</u>	70-7135
Small items for recreation such as scoreboards, horseshoes and the like	
<u>50<sup>th</sup> Anniversary</u>	70-7140
Remaining expenses that were not invoiced by the close of the 2022-2023 Fiscal Year	
<u>Pool Management Contract</u>	70-7145
Contracted services for the operating of the pool, including lifeguards, chemicals, opening and winterizing of swimming pool	
<u>Pool Supplies</u>	70-7155
Costs for items required for the seasonal operation of the pool including shepherd's hooks, brushes and the like	

<u>Building Repairs/Supplies</u>	<u>70-7170</u>
Repairs of a minor to moderate nature & associated supplies for all Community buildings	
<u>Janitorial Supplies</u>	<u>70-7175</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>70-7180</u>
Minor items requiring replacement in all Community buildings	
<u>Gate Repair</u>	<u>70-7190</u>
Repairs of a minor/moderate nature & associated supplies for Route 70 & Colonial Dr gates	
<u>Café</u>	<u>70-7200</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>70-7205</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>70-7210</u>
Potential amount of delinquent balance(s) that Association could "write-off" as uncollectable	
<u>Insurance Deductible</u>	<u>70-7225</u>
The amount of the standard deductible the Association would pay out of pocket for a claim	
<u>Contingency Expense</u>	<u>70-7240</u>
Allowance for unexpected and unbudgeted expenses. Requires Board approval	

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 42. per home per month	\$ 44. per home per month
RESERVES	Acct #		2023-2024 Budget	2024-2025 Budget
FUND BALANCE AT OCTOBER 1			2,189,616	2,328,100
REVENUE				
Fund Contributions			819,504	858,528
Interest Income			35,000	50,000
Membership Fees			125,250	-
<b>TOTAL REVENUE</b>			<b>979,754</b>	<b>908,528</b>
EXPENSE				
Concrete Repairs & Replacements	72-7210-01		150,000	100,000
Tree Removal for Concrete Work	72-7215-01		50,000	35,000
<b>Curb, Sidewalk &amp; Apron</b>			<b>200,000</b>	<b>135,000</b>
Pool Replacement	72-7220-01		225,000	87,389
<b>Recreation Replacement</b>			<b>225,000</b>	<b>87,389</b>
Street Signs	72-7225-01		5,000	2,500
Paving Repairs & Resurfacing	72-7230-01		800,000	900,000
Scoping/Repair of Sewers	72-7235-01		20,000	50,000
<b>Road, Paving/Infrastructure</b>			<b>825,000</b>	<b>952,500</b>
<b>Total Community Vehicles &amp; Equipment</b>			<b>-</b>	<b>-</b>
<b>HVAC &amp; Mechanical Systems</b>			<b>-</b>	<b>-</b>
Irrigation & Well Pumps (3)	72-7240-01		3,000	3,000
<b>Total Irrigation Systems</b>			<b>3,000</b>	<b>3,000</b>
Gate Replacements/Gate Systems Replacements	72-7245-01		10,000	5,000
Repair/Replace Roofs-Timberland/PAC Flat Roof	72-7250-01		-	-
Roof Maintenance Shop & Office Building	72-7255-01		-	-
Post Lights	72-7260-01		1,000	-
Gatehouse Reno	72-7265-01		2,000	-
Community Info Sign			20,000	20,000
<b>Community Buildings - Exterior</b>			<b>33,000</b>	<b>25,000</b>
	72-7270-01		-	-

FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 42. per home per month		\$ 44. per home per month
<b>RESERVES</b>	<b>Acct #</b>		<b>2023-2024 Budget</b>		<b>2024-2025 Budget</b>
<i>Community Buildings - Interior</i>			-		-
Maintenance Building Replacement	72-7275-01		750,000		25,000
Maintenance Building Replacement Contingency	72-7280-01		75,000		-
Building Amenities	72-7285-01				
<i>Maintenance Building Replacement</i>			<b>825,000</b>		<b>25,000</b>
<b>TOTAL EXPENSE</b>			<b>2,111,000</b>		<b>1,227,889</b>
PROJECTED FUND BALANCE AT SEPTEMBER 30			1,058,370		2,008,739

FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

NOTES TO RESERVES BUDGET

REVENUE

Fund Balance	3100
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This is the amount of money the Reserve Fund is estimated to have at the beginning of the Fiscal Year

Fund Contributions	6900
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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
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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 Falcon Engineering. An updated study completed in 2023 has been obtained which reflects changes based on capital replacements (large-scale projects) completed since the last updated study (2017). New studies are generally performed every 3-5 years.

Membership Fees	6902
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As of January 1, 2023 a Membership Fee of \$1,750. is assessed to every new homeowner payable at closing. \$ 1,000. of this fee is allocated to the Operating Fund Budget and \$ 750. is allocated to the Reserve Fund Budget (see account # 5121 in the Operating Budget). An estimate of 167 closings for Fiscal Year 2023-2024 has been budgeted, for a total contribution of \$ 125,250.

EXPENSE

Curb, Sidewalk & Apron	3110
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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
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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.

<u>Street Signs</u>	<u>3218</u>
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	
<u>Road, Paving/Infrastructure</u>	<u>3230</u>
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.	
<u>Community Vehicles &amp; Equipment</u>	<u>3240</u>
No heavy duty vehicles are scheduled for replacement this fiscal year	
<u>HVAC &amp; Mechanical Systems</u>	<u>3250</u>
Replacements for a more efficient system have been completed and no improvements are scheduled this fiscal year	
<u>Irrigation Systems</u>	<u>3251</u>
These are sprinklers located throughout the common and recreational areas	
<u>Community Buildings – Exterior</u>	<u>3270</u>
Roofing, siding, decorative lamp posts and both entry gates and their electronics are included	
<u>Community Buildings – Interior</u>	<u>3280</u>
Interior renovations to Timberland Hall are complete. An electrical upgrade is planned which services Timberland Hall, Lakeside Lodge and surrounding areas	
<u>Maintenance Building Replacement</u>	<u>3282</u>
These are estimated initial costs which include demolition of the existing building, the installation of a hydrant service, and architectural plans for the new structure. Also, as always recommended by the engineers, 10% of the project cost is set aside as a contingency for any unknown issues that reveal themselves during construction	



FINAL BUDGET FOR FISCAL YEAR OCTOBER 1, 2024 - SEPTEMBER 30, 2025			\$ 50 per home per month	\$ 50 per home per month
LAWN & SNOW OPTION	Acct #		2023-2024 Budget	2024-2025 Budget
Estimated Units on Service			1400	1400
<b>REVENUE</b>				
Contract Income	44-7101-02		840,000	840,000
Interest Income	44-7104-02		200	300
Deferred Revenue (Prior Years Surplus)	44-7105-02		181,200	181,100
<b>TOTAL REVENUE</b>			<b>1,021,400</b>	<b>1,021,400</b>
<b>EXPENSE</b>				
Cutting/Trimming (26)	74-7415-02		806,400	806,400
Fertilization (3)	70-7320-00		-	-
Add'l Fertilization (1)	70-7320-00		-	-
Edging (13)	70-7325-00		-	-
Insecticide/Pesticide (1)	70-7330-00		-	-
Pre Emergent Herbicide (2)	70-7335-00		-	-
Post Emergent Herbicide (2)	70-7340-00		-	-
Lime (1)	70-7345-00		-	-
Snow Removal Driveways	70-7455-02		165,000	165,000
Contingency	70-7480-02		50,000	50,000
<b>TOTAL EXPENSE</b>			<b>1,021,400</b>	<b>1,021,400</b>
Excess (deficiency) of revenues over expenses			-	-

FINAL BUDGET FOR FISCAL YEAR  
OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

NOTES TO LAWN & SNOW BUDGET

REVENUE

Contract Income	44-7101
The revenue billed to each opt-in participant household, estimated to be 1400 homes	
Interest Income	44-7104
Interest is not impactful on this account as the funds are not invested long-term and need to be fluid	
Prior Years Surplus	44-7105
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	74-7415/70-7325/70-7330/70-7335/70-7340/70-7345
These items are included with the contracted service in various quantities and at varying intervals depending upon seasonal and weather conditions	
Add'l Fertilization	70-7320
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	70-7455
Opt-in participants receive driveway and service walk snow removal in addition to roadway and apron snow removal done for all homes (see notes # 62-6304 & # 62-6305)	
Contingency	70-7480
This is to allow for additional funds, especially for unanticipated snow removal service needs	

# Special Thanks to the Members of the Budget/Finance Committee

*Olga Crottí, Chair*

*Augustine Anfuso*

*Nancy Catanese*

*Elaine Miske*

*Gail Noonan*

*Domíníc Tangredi*

*Rosanne Vaccaro*