

2019 Budget Proposal, (Fee income estimated, & reserve funding updated October 14, 2018)

Anticipated 2019 Income

Maintenance fees	419,000
Interest & other	9,000
Total Income	428,000

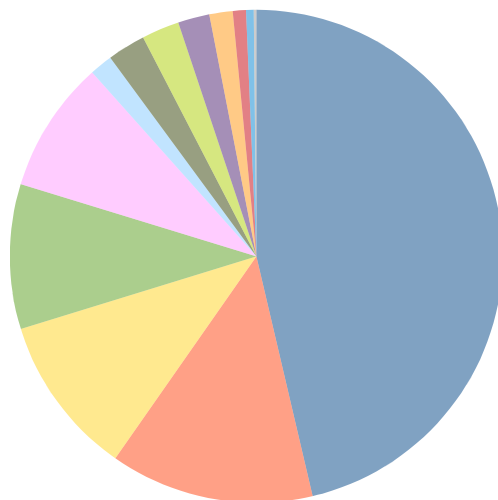
Estimated 2019 monthly fees, (ref. CPI = 2.3%):

Member 1 lot	\$77 Ann. w. discount \$897
Member 2 lots	\$134 Ann. w. discount 1560
Non-mem. 1 lot	\$119 Ann. w. discount \$1385
Non-mem 2 lots	\$204 Ann. w. discount \$2375
Adjusted as CPI issued October 14, 2018	

Operating Expense, actual 2017 vs budget 2019

	ACTUAL 2017	BUDGET 2019
AMENITIES		
Billiards	0	100
Bocce	0	200
FitTrail	0	100
MiniGolf	34	100
PickleBall	28	100
Pool	5,062	5,500
Security	2,169	2,200
Shuffle	210	300
WiFi	24,132	23,000
Total	31,635	31,600
BUILDINGS		
Fire&Pests*	1,702	2,000
R&M,supplies	5,532	5,500
Service*	3,821	N/A
Total	11,055	7,500
CHARGEBACKS	0	500
DRAINS&STREETS		
Drainage	1,418	1,500
Fence	7,000	1,000
Ponds & ditch treat	3,435	3,500
Streets	2,000	200
Total	13,853	6,200
EMPLOYMENT	138,552	139,000
FINANCIAL		
Accounting	250	500
BankFees	1,349	1,600
Taxes	76	500
Total	1,675	2,600
GROUND		
Pests*	1,482	1,500
Service*	5,247	
Supplies	5,311	1,500
Tree trimming	3,700	1,500
Total	15,740	4,500
INSURANCE	22,104	26,000
LEGAL	1,375	1,500
OFFICE&ADMIN		
Board	55	200
License&Subscrip	1,617	2,000
Phone	1,375	1,400
Printing	797	800
Supplies	1,936	2,000
VolunteerApprec.	694	1,000
Total	6,474	7,400
UTILITIES		
Electric	35,279	35,000
Propane	824	900
Sewer	1,475	1,600
Water	2,586	2,600
Total	40,164	40,100
VEHICLES&EQUIP		
Fuel	1,705	1,800
Service	2,572	2,800
Total	4,277	4,600
WASTE	31,459	28,500
Total Op. Expense	318,363	300,000

<u>Summary</u>	<u>\$</u>	<u>%</u>
Employment	139,000	46.3
Utilities	40,100	13.4
Amenities	31,600	10.5
Waste	28,500	9.5
Insurance	26,000	8.7
Grounds	4,500	1.5
Buildings	7,500	2.5
Office&Admin.	7,400	2.5
Drains,streets	6,200	2.1
Vehicles, equip	4,600	1.5
Financial	2,600	0.9
Legal	1,500	0.5
Chargebacks	500	0.2
Total	300,000	100



■ Employment	■ Utilities
■ Amenities	■ Waste
■ Insurance	■ Grounds
■ Buildings	■ Office&Admin.
■ Drains,streets	■ Vehicles, equip
■ Financial	■ Legal
■ Chargebacks	

***Change in grouping**

Contribution to reserve fund	52,000
Contribution to improvement fund	76,000
Total op. Expense + contrib. To funds	428,000

CALCULATION OF RESERVE REQUIREMENTS 2018 THRU 2027 (\$#s in \$1000s, to nearest \$100), assumes mostly in-house storm drain replacement
 Updated 2018Mar16

CALC. OF ANNUAL \$ REQD.						\$ REQD. FOR REPLACEMENT OR REFURBISHMENT IN YEAR:										
ANN. RES. REQUIREMENT: (CONTRIB. BY SUB-ITEM)	YEAR LAST REFURB	REPEAT CYCLE YRS	EST. COST '2018\$	ANN \$ REQD	\$ REQD. 2018	YEAR NEXT DUE	\$ REQD. IN YEAR:									
							2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
ACTIVITIES BLDG																
a/c units	2002	17	15	0.9	14.1	2019	-	15	-	-	-	-	-	-	-	-
exterior painting	2002	17	3	0.2	2.8	2019	-	3	-	-	-	-	-	-	-	-
saunas, interior etc	2002	20	6	0.3	4.8	2022	-	-	-	-	6	-	-	-	-	-
roof shingles	2002	17	8	0.5	7.5	2019	-	8	-	-	-	-	-	-	-	-
office, computer, etc.	2012	6	3	0.5	3.0	2018	3	-	-	-	-	-	-	-	-	-
building shell/structure	2002	200	240	1.2	19.2	2202	-	-	-	-	-	-	-	-	-	-
			TOTALS	3.5	51.5	GRP TOT	3.0	26.0	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0
CLUBHOUSE																
a/c units 1 & 2	2014	17	15	0.9	3.5	2031	-	-	-	-	-	-	-	-	-	-
a/c unit 3 & 4	2016	17	12	0.7	1.4	2033	-	-	-	-	-	-	-	-	-	-
exterior, siding	2010	40	20	0.5	4.0	2050	-	-	-	-	-	-	-	-	-	-
interior paint	2004	14	5	0.4	5.0	2018	5	-	-	-	-	-	-	-	-	-
roofing	2007	30	20	0.7	7.3	2037	-	-	-	-	-	-	-	-	-	-
furniture & bingo	2004	20	20	1.0	14.0	2024	-	-	-	-	-	-	20	-	-	-
building shell/structure	2003	200	500	2.5	37.5	2203	-	-	-	-	-	-	-	-	-	-
			TOTALS	6.6	72.8	GRP TOT	5.0	0.0	0.0	0.0	0.0	0.0	20.0	0.0	0.0	0.0
GROUPS																
trees and landscaping	2014	10	10	1.0	4.0	2024	-	-	-	-	-	-	10	-	-	-
park entrance, pillars & sign	2009	50	10	0.2	1.8	2059	-	-	-	-	-	-	-	-	-	-
			TOTALS	1.2	5.8	GRP TOT	0	0	0	0	0	0	10	0	0	0
VEHICLES & EQUIPMENT																
backhoe	2007	40	36	0.9	9.9	2047	-	-	-	-	-	-	-	-	-	-
garbage compactor etc.	2016	12	12	1.0	2.0	2028	-	-	-	-	-	-	-	-	-	-
maintenance items/tools	1980	40	5	0.1	4.8	2020	-	-	5	-	-	-	-	-	-	-
mower	2015	6	9	1.5	4.5	2021	-	-	-	9	-	-	-	-	-	-
tires, 5yr items	2013	5	5	1.0	5.0	2018	5	-	-	-	-	-	-	-	-	-
truck, golf cart, trailer	2004	20	15	0.8	10.5	2024	-	-	-	-	-	-	15	-	-	-
			TOTALS	5.3	36.7	GRP TOT	5	0	5	9	0	0	15	0	0	0
PAVILION																
roof shingles	2006	15	6	0.4	4.8	2021	-	-	-	6	-	-	-	-	-	-
furniture	2006	20	5	0.3	3.0	2026	-	-	-	-	-	-	-	-	5	-
building shell/structure	2006	100	70	0.7	8.4	2106	-	-	-	-	-	-	-	-	-	-
			TOTALS	1.4	16.2	GRP TOT	0	0	0	6	0	0	0	0	5	0
POOL																
pumps heaters etc.	2013	10	5	0.5	2.5	2023	-	-	-	-	-	5	-	-	-	-
lining refurbish	2011	10	10	1.0	7.0	2021	-	-	-	10	-	-	-	-	-	-
deck surround	2015	6	10	1.7	5.0	2021	-	-	-	10	-	-	-	-	-	-
fence	1997	35	6	0.2	3.6	2032	-	-	-	-	-	-	-	-	-	-
furniture	2008	10	6	0.6	6.0	2018	6	-	-	-	-	-	-	-	-	-
entire structure	1973	100	100	1.0	45.0	2073	-	-	-	-	-	-	-	-	-	-
			TOTALS	4.9	69.1	GRP TOT	6	0	0	20	0	5	0	0	0	0
BOCCE																
bocce shelters & shed	2007	50	15	0.3	3.3	2057	-	-	-	-	-	-	-	-	-	-
equipment	2014	10	1	0.1	0.4	2024	-	-	-	-	-	-	1	-	-	-
entire bocce courts	2007	50	14	0.3	3.1	2057	-	-	-	-	-	-	-	-	-	-
			TOTALS	0.7	6.8	GRP TOT	0	0	0	0	0	0	1	0	0	0
MINI-GOLF, FITNESS TRAIL																
Mini-golf	2014	30	22	0.7	2.9	2044	-	-	-	-	-	-	-	-	-	-
Fitness trail	2009	20	10	0.5	4.5	2029	-	-	-	-	-	-	-	-	-	-
			TOTALS	1.2	7.4	GRP TOT	0	0	0	0	0	0	0	0	0	0
SHUFFLE																
shuffle, surfaces & discs	2014	6	8	1.3	5.3	2020	-	-	8	-	-	-	-	-	-	-
shuffle, shelters	1973	50	15	0.3	13.5	2023	-	-	-	-	-	15	-	-	-	-
shuffle, sheds & equipment	2004	20	5	0.3	3.5	2024	-	-	-	-	-	-	5	-	-	-
entire structures	1973	120	30	0.3	11.3	2093	-	-	-	-	-	-	-	-	-	-
			TOTALS	2.1	33.6	GRP TOT	0	0	8	0	0	15	5	0	0	0
STORAGE/MAINTENANCE SHED																
exterior cladding	2012	30	10	0.3	2.0	2042	-	-	-	-	-	-	-	-	-	-
building shell/structure	2012	30	30	1.0	6.0	2042	-	-	-	-	-	-	-	-	-	-
			TOTALS	1.3	8.0	GRP TOT	0	0	0	0	0	0	0	0	0	0
STREETS & DRAINS																
street repaving	2004	15	350	23.3	326.7	2019	-	350	-	-	-	-	-	-	-	-
storm drains	1973	45	40	0.9	40.0	2018	40	-	-	-	-	-	-	-	-	-
forest park culvert	2007	100	30	0.3	3.3	2107	-	-	-	-	-	-	-	-	-	-
Lift station pumps etc	2018	6	6	1.0	0.0	2024	-	-	-	-	-	-	6	-	-	-
			TOTALS	25.5	370.0	GRP TOT	40	350	0	0	0	0	6	0	0	0
WiFi & SURVEILLANCE																
Surveillance	2017	5	5	1.0	1.0	2022	-	-	-	-	5	-	-	-	-	-
WiFi	2017	5	5	1.0	1.0	2022	-	-	-	-	5	-	-	-	-	-
			TOTALS	2.0	2.0	GRP TOT	0	0	0	0	10	0	0	0	0	0
TOTALS																
ANNUAL RESERVE FUND CONTRIBUTION REQD>				52		TOT. ALL	59	376	13	35	16	20	57	0	5	0
START OF YEAR RESERVE FUND BALANCE REQD---->					680											

FUND @ START OF YEAR	680	673	349	388	405	441	473	468	520	567
PLANNED CONTRIBUTION TO FUND	52	52	52	52	52	52	52	52	52	52
SPENDING FROM ABOVE+2018 PROJECTED Y/E	-59	-376	-13	-35	-16	-20	-57	0	-5	0
FUND @ END OF YEAR	673	349	388	405	441	473	468	520	567	619