

# Approved budget Final 2022-2023

Note: Sub totals rounded to nearest dollar, MA= Manually adjusted

Note: *Non Adjusted Cash Flow Basis*

11/30/21 Proposed Increase: **13.00%**

Budget approved for

		2021-2022 (Current Year)	2020-2021 Actuals as of June 23, 2021	2022-2023 Budget	Increase %	Change in Actual Dollars
<b>Income</b>	<b>No. of lots</b>					
	127 Unimproved	\$423		\$478	13.00%	\$54.99
	474 Improved	\$684		\$773	13.00%	\$88.92
	28 Exempt from SD fee					
		(Based on last years lot #)				
<b>0100 · Sanitary District Tax</b>		\$385,478		\$427,069	10.79%	\$41,590.81
	0100 - Sanitary District Tax		\$395,886			
<b>Other Revenue/Reimb</b>						
	0110 - Road Access Fees	\$650	\$488	\$325		-\$325.00
	0201 - New Construction Road Fee	\$4,600	\$18,400	\$4,600		\$0.00
	0400 - HKUI Payroll Reimbursement	\$80,767	\$90,710	\$119,141	3.00%	\$38,374.32
<b>0600 · Pool</b>						
	0601 · Pool Memberships	\$8,000	\$930	\$8,500	MA	
	0602 · Pool Guest	\$1,500	\$1,005	\$1,500	MA	
	0603 · Pool Other	\$50	\$0	\$50	MA	
	<b>Total 0600 · Pool</b>	\$9,550	\$1,935	\$10,050		\$0.00
<b>0700 · Rentals</b>						
	0704 · HKUI Office Rent	\$6,000	\$6,000	\$6,000	0.00%	\$0.00
	0701 · Apartment Rent	\$13,200	\$13,200	\$13,200	0.00%	\$0.00
	0702 · Clubhouse Rent	\$1,000	\$0	\$1,000	0.00%	\$0.00
	<b>Total 0700 · Rentals</b>	\$20,200	\$19,200	\$20,200		\$0.00
<b>Total Other Revenue/Reimb</b>		\$115,767	\$130,733	\$154,316		\$38,549.32
<b>0800 · Roads Income</b>						
	0801 · Gate Opener Sales	\$1,200	\$2,450	\$1,236	3.00%	\$36.00
	0802 · Parking Permit	\$100	\$175	\$103	3.00%	\$3.00
	0803 · Performance Bond Claims	\$0	\$0	\$0		
	0804 · Property Owner Claims	\$0	\$0	\$0		
	0805 · Culvert cleaning	\$0	\$0	\$0	0.00%	\$0.00
	<b>Total 0800 · Roads Income</b>	\$1,300	\$2,625	\$1,339		\$39.00
<b>0900 · Misc. Office Sales</b>						
	0902 · Homeowner Docs - Welcome Packet	\$475	\$980	\$523	10.00%	\$47.50
	0905 · Other-Returned Checks/Wine Glass Sales	\$50	\$147	\$52	3.00%	\$1.50
	<b>Total 0900 · Misc. Office Sales</b>	\$525	\$1,127	\$574	3.00%	\$49.00
<b>Total Income</b>		\$503,070	\$530,371.01	\$583,298.13		\$80,228.13

**NOTES**

Note: county Email 11/05/21 152 unimproved  
 Note: county Email 11/05/21 469 improved  
 County agrees they were researching inconsistencies here, They may require we use different numbers for taxable lots

reduced based on last years numbers

No projected increase this budget  
 No projected increase this budget  
 No projected increase this budget

**Expense**

**Association Expenses**

**4100 - Payroll**

4101 - Gross Salaries - OA	\$129,227	\$118,667	\$170,304	3.00%	\$41,076.81	added base pay for new employee at 60%
4101.1 Gross Salaries - Pool OA	\$9,305	\$7,469	\$9,584	3.00%	\$279.15	Reflects Special run, accounts for split year
4102 - Gross Salaries - UI	\$67,951	\$77,306	\$94,790	3.00%	\$26,838.53	added base pay for new employee at 40%
4104 - Gifts - Employee Yearend	\$575	\$265	\$575	MA	\$0.00	
4110 - 401K Co Match -OA	\$3,877	\$4,224	\$3,993	3.00%	\$116.31	401K match is 2.5%
4111 - 401K Co Match - UI	\$2,039	\$2,545	\$2,100	3.00%	\$61.17	
4120 - Payroll Taxes - UI	\$7,538	\$7,087	\$9,996	3.00%	\$2,458.14	Payroll tax rate 7.65%
4122 - Payroll Taxes - OA	\$9,153	\$8,490	\$12,776	3.00%	\$3,622.59	
41XX - Medical - OA			\$15,798	100.00%	\$15,798.00	Wrap Rate w/o Medical
41XX - Medical - UI			\$8,665	100.00%	\$8,665.00	Medical pp/pm slightly higher than quote
						Wrap Rate w/Medical
<b>Total 4100 - Payroll</b>	<b>\$229,665</b>	<b>\$226,053</b>	<b>\$328,581</b>		<b>\$98,915.70</b>	Sub totals rounded to nearest dollar

**4200 - Pool (Not Including Labor and Monitors)**

4201 - Contract Services	\$1,615	\$0	\$1,663	3.00%	\$48.45	Special used run to account for split year
4202 - Pool Misc.	\$4,846	\$598	\$4,991	3.00%	\$145.38	Special run used to account for split year
						Adjusted up due to missed estimate previous projection
4203 - Pool Water	\$1,681	\$2,047	\$2,353	40.00%	\$672.40	
<b>Total 4200 - Pool</b>	<b>\$8,142</b>	<b>\$2,644</b>	<b>\$9,008</b>		<b>\$866.23</b>	

**4300 - Insurance**

4301 - Vehicles	\$1,369	\$1,369	\$1,410	3.00%	\$41.07	Added missing data as it was not shown in previous budget
4302 - Property	\$3,391	\$3,391	\$3,493	3.00%	\$101.73	Calculations, used actuals from current policy
4303 - Workers' Comp	\$2,481	\$2,481	\$2,557	3.00%	\$76.29	Increased Workman's Comp by 2.5% for new Employee and 3% annual increase for 4 base employees.
4304 - Liability	\$2,648	\$2,648	\$2,727	3.00%	\$79.44	
4305 - Dir/For Liability	\$833	\$833	\$858	3.00%	\$24.99	
<b>Total 4300 - Insurance</b>	<b>\$10,722</b>	<b>\$10,722</b>	<b>\$11,046</b>		<b>\$323.52</b>	Fixed multiple formulas which did not account for some or all insurance costs.

**4400 - Professional Services**

4401 - Legal	\$4,000	\$852	\$2,500	MA	-\$1,500.00	
4402 - Accounting, Taxes, Audits	\$5,300	\$0	\$5,300	MA	\$0.00	
4403 - Payroll Processing OA	\$1,594	\$3,420	\$3,591	5.00%	\$1,996.59	MOD: Increase applied to Actual
4403UI - Payroll Processing UI	\$1,594	\$3,420	\$3,590	5.00%	\$1,996.48	MOD: Increase applied to Actual
4400 - Professional Services - Other	\$420	\$910	\$956	5.00%	\$535.50	MOD: Increase applied to Actual
<b>Total 4400 - Professional Services</b>	<b>\$12,908</b>	<b>\$8,601</b>	<b>\$15,937</b>		<b>\$3,028.57</b>	

**4500 - Office Expenses**

4501 - Advertising	\$4,000	\$0	\$4,000	MA	\$0.00	Anticipate no adds will be required for roads, reduced amount need to this year.
4502 - Newsletter/Website	\$3,500	\$869	\$2,500	MA	-\$1,000.00	
4503 - Postage and Delivery	\$1,938	\$1,166	\$2,035	5.00%	\$96.90	
4504 - Printing and Reproduction	\$500	\$0	\$500	MA	\$0.00	
4505 - Office Supplies/equipment	\$8,000	\$4,488	\$4,200	MA	-\$3,800.00	
<b>Total 4500 - Office Expenses</b>	<b>\$17,938</b>	<b>\$6,524</b>	<b>\$13,235</b>			# office recommended
<b>4600 - Utilities</b>						
Note:100% OA funded 4601 - Telephone	\$1,500	\$2,689	\$3,000	MA	\$1,500.00	Includes 1/2 of cell phones
" 4602 - Electric	\$8,000	\$4,203	\$4,500	MA	-\$3,500.00	
" 4603 - Propane	\$2,000	\$1,584	\$2,000	MA	\$0.00	(\$1584 x 25%) amount estimated per average quarter
" 4604 - Water	\$900	\$1,360	\$1,200	MA	\$300.00	
" 4605 - Internet	\$1,500	\$0	\$1,500	MA	\$0.00	Currently \$265per quarter
<b>Total 4600 - Utility Expenses</b>	<b>\$13,900</b>	<b>\$9,836</b>	<b>\$12,200</b>		<b>-\$1,700.00</b>	
<b>4701 - Community Activities</b>	<b>\$1,500</b>	<b>\$0</b>	<b>\$1,500</b>	MA	<b>\$0.00</b>	COVID effected last years budget removed by Board on 11/08/21
<b>4702 - Firewise</b>	<b>\$20,000</b>	<b>\$7,900</b>	<b>\$0</b>	MA	<b>-\$20,000.00</b>	
<b>4800 - Administration/Notes</b>						
4801 - County Admin Expenses	\$19,624	\$10,597	\$21,703	calc	\$2,079.44	based on current and past rates 5% plus \$350 fee
4802 - Interest Paid	\$0	\$18				
4804 - Bank Charges	\$250	\$55	\$250	MA	\$0.00	401K Plan & HR Admin Fees
4805 - Investment Fees	\$0	\$0				
4807 - Miscellaneous	\$1,200	\$843	\$1,200	MA	\$0.00	
<b>Total 4800 - Administration/Notes</b>	<b>\$21,074</b>	<b>\$11,513</b>	<b>\$23,153</b>		<b>\$2,079.44</b>	
<b>4900 - Clubhouse Maintenance</b>						
4901 - Repair & Maintenance	\$14,000	\$6,238	\$7,000	MA	-\$7,000.00	Maintance & Painting of Shop Rental appliances replacement if needed?
4902 - Appliance purchases	\$1,500	\$0	\$1,500	MA	\$0.00	
4903 - Landscaping	\$1,500	\$6,105	\$6,000	MA	\$4,500.00	A portion of this goes to tree removal on HK property
<b>Total 4900 - Clubhouse Maintenance</b>	<b>\$17,000</b>	<b>\$12,343</b>	<b>\$14,500</b>		<b>-\$2,500.00</b>	
5800 - Taxes	\$576	\$576	\$605	5.00%		No actual Expense yet for 20-21. Used budget 21-22*5%; NOTE: this line was not incorporated into the numbers for C36 in the Budget Summary Tab
<b>Total Association Expenses</b>	<b>\$353,425</b>	<b>296,712.51</b>	<b>\$429,764</b>		<b>\$76,339.16</b>	
<b>Road Expenses</b>						
<b>7100 - General Road Expenses (Machinery)</b>						
7101 - Tractor / Truck Repair Maintenance	\$6,414	\$6,642	\$20,000	MA	\$13,586.00	Backhoe needs new bearings, Hydraulics and other Standard maintenance used actual from 20-21*20%
7102 - Fuel	\$4,846	\$5,133	\$6,160	20.00%	\$1,313.70	
7104 - Bobcat	\$2,000	\$1,821	\$2,000	MA	\$0.00	

7105 · Miscellaneous	\$0	\$0	\$250	MA	\$250.00	
<b>Total 7100 · General Road Expenses</b>	<b>\$13,260</b>	<b>\$13,596</b>	<b>\$28,410</b>		<b>\$15,149.70</b>	
<b>7200 · Road Maintenance</b>						
7201 · Asphalt Patching	\$4,000	\$152	\$4,000	MA	\$0.00	
7204 · Gravel ( incl Cntr Lbr)	\$30,000	\$15,672	\$30,000	MA	\$0.00	Dirt Roads, not for snow/ice
7205 · Gate Maint. Repairs (incl openers for stock)	\$4,000	\$1,535	\$4,000	MA	\$0.00	No New Gates
7206 · Road Signs and Safety	\$2,000	\$659	\$2,000	MA	\$0.00	
<b>Total 7200 · Road Maintenance</b>	<b>\$40,000</b>	<b>\$18,018</b>	<b>\$40,000</b>		<b>\$0.00</b>	
<b>7300 · Winter Maintenance</b>						
7301 · Contract Labor	\$4,000	\$4,050	\$4,000	0.00%	\$0.00	
7302 · Gravel Salt for Spreader	\$4,000	\$2,615	\$4,000	MA	\$0.00	
7304 · Plow/Repairs	\$1,500	\$1,116	\$2,000	MA	\$500.00	
7305 · Miscellaneous	\$1,077	\$1,360	\$1,200	MA	\$123.00	Shop supplies, etc.
<b>Total 7300 · Winter Maintenance</b>	<b>\$10,577</b>	<b>\$9,141</b>	<b>\$11,200</b>		<b>\$623.00</b>	
<b>Total Road Expenses</b>	<b>\$63,837</b>	<b>\$40,755</b>	<b>\$79,610</b>		<b>\$15,772.70</b>	
<b>Total Association and Road Expenses</b>	<b>\$417,262</b>	<b>\$337,467</b>	<b>\$509,374</b>	22.08%	<b>\$92,111.85</b>	Increased % over current budget
<b>Net Ordinary Income (Cash Available for Capital Expenditures)</b>	<b>\$85,808</b>	<b>\$192,904</b>	<b>\$73,924</b>		<b>-\$11,883.73</b>	
<b>8000 - Capital Improvements</b>						
8100 Road Improvements (paving/resurfacing)	\$45,000	\$239,122	\$50,000	MA	\$5,000.00	for a shop, approx. 20K per mile, NO NEW ROADS
8101 - Culverts including labor	\$0	\$110	\$0	MA	\$0.00	Good current stock
<b>Total 8100 · Road Improvements</b>	<b>\$45,000</b>	<b>\$239,232</b>	<b>\$50,000</b>		<b>\$5,000.00</b>	Used previous budget year dollars?
<b>8200 - Clubhouse Property Improvements</b>						
8210 - Building improvements (Roof, HVAC, Shop Other Structures, Tennis Court, etc.)	\$6,000	\$17,056	\$11,000	MA	\$5,000.00	Normal maintance. painting & Shop video security addition this year. Painting of Shop building 165K
8250 - Pool Upgrades and Equipment Replacements	\$1,000	\$0	\$1,000	MA	\$0.00	
<b>Total 8200 - Clubhouse Property Improvements</b>	<b>\$7,000</b>	<b>\$17,056</b>	<b>\$12,000</b>		<b>\$5,000.00</b>	
<b>8300 Equipment Purchases and Replacements</b>						
8310 · General Equipment	\$29,000	\$0	\$5,000		-\$24,000.00	line painter replacement
8321 - JD Tractor PAID OFF	\$0	\$0	\$0		\$0.00	Can consider deletion in next budget cycle.
8322 - Ford Truck Payment	\$5,800	\$5,737	\$5,800	0.00%	\$0.00	Pay off in Nov. of 2022
<b>Total 8300 - Equipment Purchases</b>	<b>\$34,800</b>	<b>\$5,737</b>	<b>\$10,800</b>		<b>-\$24,000.00</b>	
<b>Total Capital Improvements</b>	<b>\$86,800</b>	<b>\$262,025</b>	<b>\$72,800</b>		<b>-14,000.00</b>	

**Projected End of FY Cash Status**

fixed formula

	2021-22		2022-23
<b>Net Income Before Capital Improvements</b>	\$85,808	\$192,904	\$73,924
Less Capital Improvements	\$86,800		\$72,800
<b>Net 21-22 Income After Capital Improvements</b>	-\$992	-\$69,122	\$1,124
<b>Projected Contribution to Capital Reserve fund for specific future major expenses.</b> The goal is to prevent sudden unanticipated expenses which could lead to additional significant increases in fee. As well as use for other future projects.	\$0		\$0
<b>Cash Balance Carried Over from Previous FY1999-2020</b>	\$117,278		\$117,278
			Funds carried over from 2020- 2021
<b>Projected Cash Status after Capital Improvements End of FY</b>	\$116,286		\$118,402
			Note: Direct result of carry over from 1999-2020
<b>Unanticipated expenses in current budget year</b>			-\$23,436
			Anticipated cost of new Hire in this year which was not planned for at reduced benefits, 1/2 year waiting period on medical
<b>CASH position projection after unanticipated Expenses</b>			\$94,966

Recommendation to show the projected loss here from the Capitol Reserve fund for the new employee from this FY. The board agreed it should be treated a loan. We assumed HKUI will cover for this current budget year at 40%.

<b>Edward Jones Balances as of 10/31/2021</b>			
Note: Replacement equipment, new/additions to facilities, new paving, emergency repairs, unanticipated expenses, etc.	<b>Capital Reserve Fund</b>	\$165,255	\$168,006
			10/30/21
Note: when this was established in the past a min value is 50% of Taxes received was the agreed to goal(Currently \$210,000)	<b>Operating Reserve Fund</b>	\$114,854	\$89,305
			10/30/21
	<b>Combined Assets</b>		\$257,310
			\$352,277

**DO NOT** be mislead by those that add all the account together and describe it a available CASH. While the funds as represented are in the accounts as shown, they are not available for any expenditure one choses. Past and current boards have deliberately identified specific purposes and policies for these funds. The property owners association has specific anticipated expenses to paid for which require portions of these funds. Just as ones house hold budget has to look at household income verses actual and anticipated expenses to determine what if any funds are available, the board has to do the same to determine what amount of funds could be allocated for new expenditures. Further any deviation from the submitted budget to the county could be subject to review/justification by the county as part of there oversight efforts.