

Villas at the River Homeowners Association
Budget Planning Worksheet
Year 2014

			2011 Actual	2012 Actual	2013 Actual	2013 Budget	\$ Over Budget	2014 Proposed Budget	Explanation
Income									
		303 - Percent of Ownership Dues - TVR	20,145.17	17,842.77	18,788.83	15,737.00	3,051.83	14,985.47	7 homes unsold, under construction, or for sale. 7/73 of expenses
		305 - Association Dues Received	104,013.48	114,833.42	130,086.77	135,324.00	-5,237.23	143,916.00	65 homes sold x \$179 x 12 plus average of 4 homes sold
		306 - Working Capital Funds Received	2,506.00	3,222.00	1,790.00	1,432.00	358.00	1,432.00	4 homes sold in 2014
		307 - 10% Budget Reserve	-	-	-	-	-	-	
		308 - Clubhouse Rental Acct	1,000.00	500.00	650.00	500.00	150.00	500.00	2013 budget
		309 - AT&T Commissions	2,250.00	3,175.00	275.00	-	275.00	-	
		311 - Prepaid Dues	4,117.00	4,296.00	5,363.00	-	5,363.00	-	
Total Income			134,031.65	143,869.19	156,953.60	152,993.00	3,960.60	160,833.47	
Expense									
		400 - Administrative Expenses							
		410 - Fire Protection	-	-	0.00	250.00	-250.00	250.00	Paid once every three years
		415 - Bank Service Charges	353.62	392.88	445.89	450.00	-4.11	-	Verified there will be no fees. Should have interest income.
		420 - Office Supplies	312.74	543.67	596.07	350.00	246.07	500.00	Includes new checks, deposit slips, stamp for new bank account
		430 - Fire Extinguisher	40.00	50.00	50.00	50.00	0.00	50.00	
		440 - Annual Statement	20.00	20.00	20.00	20.00	0.00	20.00	
		442 - Administration	6,422.41	17,165.04	16,900.07	16,876.00	24.07	17,467.00	Current rate is 703.17 x 24. 3.5% has been approved.
		445 - Automobile Expense	1,183.14	1,134.72	997.96	1,200.00	-202.04	1,200.00	Same as 2013 budget
		450 - Insurance	17,523.72	17,121.84	21,966.40	21,000.00	966.40	23,000.00	Paid \$6196 in November, \$16192 remains to be paid, plus \$155 for a smaller policy. Estimated an additional \$1000 increase to be paid in November 2014
		NEW Accounting Services						1,000.00	\$475 for 1120-H, \$100 for 1099's, remaining for consulting at \$120 per hour.
		400 - Administrative Expenses - Other			343.99		343.99	-	
Total 400 - Administrative Expenses			25,855.63	36,428.15	41,320.38	40,196.00	1,124.38	43,487.00	
		455 - Clubhouse							
		460 - Cleaning	1,101.66	1,441.71	987.51	1,500.00	-512.49	1,000.00	2013 actual
		462 - Clubhouse Maintenance	2,199.25	3,894.56	3,117.44	4,000.00	-882.56	3,100.00	2013 actual
		465 - Clubhouse Electric Utilities	3,727.57	3,826.88	3,954.15	4,100.00	-145.85	4,100.00	2013 budget
		470 - Clubhouse Gas	1,998.17	1,270.36	1,430.77	2,000.00	-569.23	1,500.00	2013 actual
		475 - Pest Control	90.00	97.67	0.00	100.00	-100.00	100.00	Same as 2013 budget
		476 - CLH Equipment Replacment			2,750.00		2,750.00	-	None budgeted for 2014
		480 - Clubhouse Supplies	1,506.96	1,199.88	1,339.74	1,300.00	39.74	1,375.00	A little higher than 2013 actual
		455 - Clubhouse - Other			0.00	0.00	0.00		
Total 455 - Clubhouse			10,623.61	11,731.06	13,579.61	13,000.00	579.61	11,175.00	

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500 - Ponds									
	510 - Fountain Remove & Install		1,628.63	886.20	599.96	1,000.00	-400.04	850.00	2012 actual
	515 - Pond Electric		499.78	568.97	532.68	575.00	-42.32	550.00	2013 actual
	520 - Pond Supplies		1,234.86	1,071.90	818.53	1,250.00	-431.47	1,000.00	split the difference with previous year actual
	525 - Pond Replacement Equipment		197.94	-	1,976.44	400.00	1,576.44	400.00	Plan to purchase LED lights
	535 - Pond Labor		1,065.31	471.39	347.00	600.00	-253.00	350.00	2013 actual
Total 500 - Ponds			4,626.52	2,998.46	4,274.61	3,825.00	449.61	3,150.00	
540 - Pool									
	545 - Emergency Phone		211.22	150.74	143.12	175.00	-31.88	150.00	2013 actual
	550 - Pool License		-	183.00	0.00	0.00	0.00	-	
	552 - Pool Gas Utilities		232.08	155.73	187.81	250.00	-62.19	200.00	A little higher than 2013 actual
	553 - Pool - Electric		654.88	844.98	800.21	900.00	-99.79	800.00	2013 actual
	555 - Pool Supplies		893.82	159.63	518.46	500.00	18.46	525.00	A little higher than 2013 actual
	560 - Pool Labor		2,653.25	2,267.64	2,337.20	2,400.00	-62.80	2,400.00	2013 budget
	565 - Pool Open & Close		1,436.05	1,441.17	1,350.92	1,500.00	-149.08	1,400.00	split the difference with previous year actual
	570 - Pool Equipment- Replacement		589.10	479.42	596.39	250.00	346.39	250.00	2013 budget
Total 540 - Pool			6,670.40	5,682.31	5,934.11	5,975.00	-40.89	5,725.00	
575 - River Expenses									
	580 - Boat Dock Install & Winterize		385.74	276.82	490.00	500.00	-10.00	500.00	A little higher than 2013 actual
	585 - Boat Dock Repairs		173.01	200.00	97.82	200.00	-102.18	200.00	2013 budget
	575 - River Expenses - Other		-					-	
Total 575 - River Expenses			558.75	476.82	587.82	700.00	-112.18	700.00	
600 - Winter Services									
	605 - Winter Supplies		1,484.73	416.62	149.42	1,600.00	-1,450.58	300.00	Think that Second Nature does most of this
	610 - Snow Removal		14,925.00	8,417.81	23,212.00	15,000.00	8,212.00	28,000.00	7000 x 4 months - is an unknown.
	615 - Winter Labor		6,442.67	626.87	1,019.01	2,000.00	-980.99	1,000.00	2013 actual
	600 - Winter Services - Other								
Total 600 - Winter Services			22,852.40	9,461.30	24,380.43	18,600.00	5,780.43	29,300.00	
620 - Building Exterior Maintenance									
	621 - Fence Maintenance		156.29	2,773.60	374.82	3,000.00	-2,625.18	400.00	2013 actual
	622 - Sidewalk/Patio Slab Maintenance			-	0.00	500.00	-500.00	500.00	2013 budget
	624 - Driveway Maintenance		1,479.72	1,901.94	2,652.20	2,000.00	652.20	1,500.00	Plan to scale back from last year
	625 - Building Maintenance Labor								
	626 - Labor - Gutters		1,904.54	1,775.83	2,124.96	2,000.00	124.96	2,000.00	2013 budget
	627 - Labor - Exterior Maintenance		2,151.87	1,822.99	5,672.73	2,700.00	2,972.73	2,700.00	2013 budget - over \$2500 in touch up painting performed in 2013 - shutters, signs, mailboxes, etc.
	625 - Building Maintenance Labor - Other		67.55	66.84	19.37		19.37		
Total 625 - Building Maintenance Labor			4,123.96	3,665.66	7,817.06	4,700.00	3,117.06	4,700.00	

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	628 - Materials-Exterior Maintenance	1,567.64	319.82	1,198.33	500.00	698.33	1,000.00	Between 2012 and 2013 actual amounts
	629 - Contingency						-	
	620 - Building Exterior Maintenance - Other	300.00		50.00	0.00	50.00	-	
	Total 620 - Building Exterior Maintenance	7,627.61	8,661.02	12,092.41	10,700.00	1,392.41	8,100.00	
	630 - Landscaping							
	631 - Landscaping Electric							
	632 - Electric - Sign Lights & Well	363.11	1,155.65	452.25	400.00	52.25	500.00	A little higher than 2013. \$782 was for sign repair in 2012
	633 - Electric - Wells & Sprinkler	3,237.05	3,773.47	3,968.15	3,800.00	168.15	4,000.00	2013 actual
	631 - Landscaping Electric - Other							
	Total 631 - Landscaping Electric	3,600.16	4,929.12	4,420.40	4,200.00	220.40	4,500.00	
	634 - Irrigation Winterization	540.00	605.00	0.00	700.00	-700.00	700.00	Not billed in 2013 - checking on it.
	635 - Sprinkler & Well Repair/Maint	1,680.00	6,908.59	5,576.20	3,600.00	1,976.20	3,600.00	2013 budget - \$1970 paid for pump supply from river in 2013 - one time expense
	636 - Mowing	13,997.54	19,370.38	18,595.66	20,230.00	-1,634.34	19,540.00	26 times x \$680, plus \$155 for string trimming 2 times a month - 6 months
	637 - Spring Clean Up	771.10	846.47	523.65	850.00	-326.35	700.00	split the difference with previous year actual
	638 - Fall Clean Up	2,408.02	2,479.00	2,898.00	2,500.00	398.00	2,500.00	2013 budget
	639 - Fertilization Program	2,446.00	3,697.00	3,467.50	3,700.00	-232.50	3,500.00	2013 budget
	640 - Mulch & Labor	678.33	6,789.13	4,646.74	5,000.00	-353.26	4,700.00	Assumed we would follow last year's practice
	641 - Flowers	406.87	485.03	738.82	750.00	-11.18	850.00	Increased budget to provide more flowers
	642 - Landscaping Labor	3,255.74	6,309.59	6,107.73	6,000.00	107.73	6,000.00	2013 budget
	643 - Landscaping Misc Materials	633.49	1,363.48	1,385.90	1,500.00	-114.10	1,000.00	Reduced 2013 - included icicle lights at \$450
	644 - Street Lights	5,321.99	5,369.60	4,876.59	5,850.00	-973.41	5,000.00	2013 actual
	645 - Tree Trimming	-	1,146.00	1,700.00	2,000.00	-300.00	1,800.00	Planned on using this amount for 2014
	Total 630 - Landscaping	32,139.08	60,298.39	54,937.19	56,880.00	-1,942.81	54,390.00	
	660 - Equipment							
	661 - Equipment Maintenance			241.07	0.00	241.07	250.00	A little higher than 2013 actual
	660 - Equipment - Other			942.31	1,300.00	-357.69	-	No new equipment in 2014
	Total 660 - Equipment			1,183.38	1,300.00	-116.62	250.00	
	Total Expense	110,954.00	135,737.51	158,289.94	151,176.00	7,113.94	156,277.00	
	Net Income	23,077.65	8,131.68	-1,336.34	1,817.00	-3,153.34	4,556.47	
	Plus Prepaid in 2013 for 2014			4,296.00	-	4,296.00		
	Less Dues Paid in 2013 for 2012			(358.00)		-358.00		
	Less Prepaid as of 12/31/2013			(5,363.00)		-5,363.00		
	Net Income (loss) - Adjusted			(2,761.34)	1,817.00	(4,578.34)		