

Villas at the River Homeowners Association
Budget Planning Worksheet
Year 2018

		2015 Actual	2016 Actual	2017 Actual	2017 Budget	\$ Over Budget	2018 Budget - Worksheet	Explanation
GENERAL BUDGET								
Income								
	303 · Percent of Ownership Dues - TVR	19,417.05	10,561.95			-		
	304 · Sewer, Water, Trash Income	42,513.50	48,564.22			-		
	305 · Association Dues Received	165,547.88	191,624.75	261,303.00	268,272.00	(6,969.00)	287,040.00	92 homes, \$260 per month
	306 · Working Capital Funds Received	2,506.00	5,372.00			-		
	308 · Clubhouse Rental Acct	650.00	800.00	1,250.00	1,200.00	50.00	1,200.00	
	309 · AT&T Commissions	2,525.00	1,150.00	1,325.00		1,325.00		
	310 · Prepaid SWT	1,421.00				-		
	311 · Prepaid Dues	5,628.00	7,533.00	6,223.00		6,223.00		
	312 · Dividend-Business Growth Acct	31.17	56.60	71.25	60.00	11.25	70.00	
	321 · Insurance Receipts, Misc	20,708.66	288.76	900.72		900.72		
	350 · Miscellaneous Income			310.00				
	Total Income	260,948.06	265,951.28	271,382.97	269,532.00	1,540.97	288,310.00	
Expense								
	400 · Administrative Expenses							
	410 · Fire Protection	-	-		250.00	(250.00)	-	Not needed any longer.
	411 · Tax Payments	391.00	748.00	357.00	300.00	57.00	375.00	Taxes are due on AT & T commissions @ 30%
	415 · Bank Service Charges	-	4.00	10.00		10.00		Expect \$10 to be refunded in 2018
	420 · Office Supplies	828.10	876.17	1,313.36	1,400.00	(86.64)	1,000.00	Paid \$500 in 2017 for new directory
	430 · Fire Extinguisher	-	325.90	55.00	350.00	(295.00)	100.00	Cost for inspection \$25. May need to replace one.
	440 · Annual Statement	20.00	20.00	20.00	20.00	-	20.00	
	442 · Administration		10,120.00	10,380.00	10,160.00	220.00	10,500.00	County Wide \$865 per month. Added a little for most likely increase in November 2018
	443 · Accounting Services	580.00	550.00	525.00	600.00	(75.00)	600.00	
	444 · Legal Services		6,529.50	4,414.60	10,000.00	(5,585.40)	2,500.00	Not as many legal issues expected in 2018.
	445 · Automobile Expense	596.15				-		
	450 · Insurance	26,794.60	29,733.58	28,587.62	30,700.00	(2,112.38)	31,000.00	\$6940x4 = \$27,760 +\$250 + \$1900 add'l for umbrella policy + additional for increase in Nov 2018
	400 · Administrative Expenses - Other	465.00	311.30	350.54	350.00	0.54	200.00	Memorials, gifts etc.
	Total 400 · Administrative Expenses	29,674.85	49,218.45	46,013.12	54,130.00	(8,116.88)	46,295.00	
	455 · Clubhouse							
	460 · Cleaning	1,004.88	2,040.00	2,143.00	2,100.00	43.00	2,100.00	2017 Budget
	462 · Clubhouse Maintenance	3,204.57	1,838.00	9,837.04	2,500.00	7,337.04	2,500.00	In 2017 - about \$5,000 was for Clubhouse refurbishing \$2500 includes one service call at \$375 - other will be done in connection with furnace install. Also, includes \$1600 for great room and bathroom.
	465 · Clubhouse Electric Utilities	2,908.87	2,991.23	2,438.52	3,250.00	(811.48)	2,500.00	A little higher than 2017 actual
	470 · Clubhouse Gas	1,461.76	1,384.79	1,700.30	1,600.00	100.30	1,900.00	A little higher than 2017 actual

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		475 - Pest Control	-	0.00	38.26	100.00	(61.74)	100.00	Same as 2017 budget
		476 - CLH Equipment Replacement	-	2,239.57	3,270.70	2,200.00	1,070.70	3,000.00	2018 included two chairs, Puzzle table, Piano stool for library, outside bench, inside bench, new door lock with codes
		480 - Clubhouse Supplies	1,194.91	1,122.23	614.20	1,375.00	(760.80)	750.00	A little higher than 2017 actual
		455 - Clubhouse - Other							
		Total 455 - Clubhouse	9,774.99	11,615.82	20,042.02	13,125.00	6,917.02	12,850.00	
		500 - Ponds							
		510 - Fountain Remove & Install	4,651.38	680.00	3,641.77	1,500.00	2,141.77	1,500.00	Paid for 2016 removal in Jan 2017 \$451. Had to repair one fountain when installing it in 2017.
		515 - Pond Electric	684.33	916.25	1,016.63	950.00	66.63	1,100.00	A little higher than 2017 actual
		520 - Pond Supplies	676.67	956.56	-	950.00	(950.00)	100.00	Lightbulbs - Chemicals are included in pond labor
		525 - Pond Replacement Equipment	658.14	129.12	-	500.00	(500.00)	-	2017 Forecast
		535 - Pond Labor	1,197.06	2,181.50	1,998.75	2,500.00	(501.25)	1,300.00	\$200 Michigan Pond Permit Fee, \$900 PLM - includes chemicals.
		Total 500 - Ponds	7,867.58	4,863.43	6,657.15	6,400.00	257.15	4,000.00	
		540 - Pool							
		545 - Emergency Phone	478.80	712.10	897.92	750.00	147.92	900.00	2017 Actual
		550 - Pool License	66.00	0.00	284.00	66.00	218.00	250.00	2017 Actual
		552 - Pool Gas Utilities	165.97	162.71	198.94	175.00	23.94	225.00	A little higher than 2017 actual
		553 - Pool - Electric	493.45	518.62	440.74	600.00	(159.26)	500.00	A little higher than 2017 actual
		555 - Pool Supplies	526.66	1,214.07	605.04	600.00	5.04	1,200.00	Assumed need to purchase more chemicals in 2018
		560 - Pool Labor	3,178.43	3,200.00	3,779.78	3,500.00	279.78	3,800.00	Needed to include pool deck washing
		565 - Pool Open & Close	1,438.29	1,601.74	1,663.17	1,700.00	(36.83)	1,800.00	A little higher than 2017 actual
		570 - Pool Equipment- Replacement	2,185.61	0.00	521.83	500.00	21.83	800.00	Includes pool chaise lounges & Dock box
		Total 540 - Pool	8,533.21	7,409.24	8,391.42	7,891.00	500.42	9,475.00	
		575 - River Expenses							
		580 - Boat Dock Install & Winterize	515.00	-			-	-	
		585 - Boat Dock Repairs	322.56	341.23	94.33	250.00	(155.67)	150.00	For staining. Dredging will wait.
		575 - River Expenses - Other							
		Total 575 - River Expenses	837.56	341.23	94.33	250.00	(155.67)	150.00	
		600 - Winter Services							
		605 - Winter Supplies	21.18	340.43	274.72	750.00	(475.28)	750.00	For Salt, etc.
		610 - Snow Removal	25,554.13	22,452.90	19,633.28	30,000.00	(10,366.72)	31,200.00	7800 x 4 months
		615 - Winter Labor	939.96	554.50	1,761.42	1,600.00	161.42	2,500.00	Assumed additional winter related work.
		600 - Winter Services - Other							
		Total 600 - Winter Services	26,515.27	23,347.83	21,669.42	32,350.00	(10,680.58)	34,450.00	

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		620 - Building Exterior Maintenance							
		621 - Fence Maintenance	750.00	0.00	6,466.84	3,750.00	2,716.84	10,250.00	1/3 of fence painting, plus power washing other fencing.
		622 - Sidewalk/Patio Slab Maintenance	50.00	2,400.14	463.75		463.75	1,500.00	Patio slab powerwashing (20 need it), crack filling, grinding down pads.
		624 - Driveway Maintenance		8,997.41	334.70		334.70	20,000.00	Seal Riverview Lane Driveways \$7,500 Seal E Villa Lane Driveways \$7,500 Crack filling E Villa Lane & Riverview Ln Driveways \$5,000
		625 - Building Maintenance Labor							
		626 - Labor - Gutters	5,323.37	4,641.63	5,935.55	5,500.00	435.55	4,000.00	Still a few more gutter covers to be installed, but will be less than last year.
		627 - Labor - Exterior Maintenance	10,558.31	5,447.99	13,415.87	11,000.00	2,415.87	12,500.00	Paid \$6,060 to Mid-West Roofing in 2017 for roof repairs.
		625 - Building Maintenance Labor - Other							
		Total 625 - Building Maintenance Labor	15,881.68	10,089.62	19,351.42	16,500.00	2,851.42	16,500.00	
		628 - Materials-Exterior Maintenance	3,248.56	1,284.94	3,872.22	2,000.00	1,872.22	4,200.00	Pd \$2,300 in 2017 for gutter covers. A little higher than 2017 forecast
		NEW 629 - Storage Rental		980.00	840.00	1,000.00	(160.00)	900.00	A little higher than 2017 Actual
					-	-			
		Total 620 - Building Exterior Maintenance	19,930.24	23,752.11	31,328.93	23,250.00	8,078.93	53,350.00	
		630 - Landscaping							
		631 - Landscaping Electric							
		632 - Electric - Sign Lights & Well	255.57	416.00	398.84	450.00	(51.16)	500.00	A little higher than 2017 Actual. Electrical for West Entrance will be in capital budget
		633 - Electric - Wells & Sprinkler	2,792.88	3,954.83	3,730.19	4,000.00	(269.81)	4,000.00	A little higher than 2017 Actual
		631 - Landscaping Electric - Other							
		Total 631 - Landscaping Electric	3,048.45	4,370.83	4,129.03	4,450.00	(320.97)	4,500.00	
		634 - Irrigation Winterization	770.00	928.75	860.00	975.00	(115.00)	975.00	A little higher than 2017 Actual
		635 - Sprinkler & Well Repair/Maint	27,279.96	6,018.56	8,078.51	6,000.00	2,078.51	5,000.00	Assuming less work than in previous years.
		636 - Mowing & Labor	23,076.18	26,863.22	28,757.78	29,000.00	(242.22)	29,500.00	A little higher than 2017 Actual
		637 - Spring Clean Up	1,881.00	1,666.70	1,860.00	1,800.00	60.00	1,950.00	A little higher than 2017 Actual
		638 - Fall Clean Up	5,234.50	5,599.75	4,722.50	6,000.00	(1,277.50)	6,000.00	2017 Forecast
		639 - Fertilization Program	4,194.00	1,800.00	2,000.00	2,500.00	(500.00)	2,200.00	A little higher than 2017 Actual
		640 - Mulch & Labor	6,224.37	9,220.73	-	2,000.00	(2,000.00)	10,000.00	MULCH IN 2018
		641 - Flowers	652.00	1,818.00	320.34	500.00	(179.66)	-	included in Landscaping Materials
		642 - Landscaping Labor	6,745.09	8,718.25	11,473.22	13,000.00	(1,526.78)	12,000.00	2017 Forecast
		643 - Landscaping Misc Materials	322.31	173.72	1,042.06	1,200.00	(157.94)	3,000.00	2017 Forecast - includes \$2500 for landscaping committee
		644 - Street Lights	4,887.05	5,379.44	5,773.53	6,000.00	(226.47)	5,500.00	A little higher than 2017 forecast
		645 - Tree Trimming	4,253.72	8,250.75	10,000.00	10,000.00	-	6,500.00	Estimated need for 2018
		646 - Christmas Lights - Labor & Materials	1,384.54	1,593.21	2,045.49	750.00	1,295.49	2,500.00	Estimated need for 2018 - plan to add lights to West Entrance
		Total 630 - Landscaping	89,953.17	82,401.91	81,062.46	84,175.00	(3,112.54)	89,625.00	

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			660 - Equipment							
			661 - Equipment Maintenance	957.94		-		-		Much of our equipment has been sold.
			660 - Equipment - Other	-	179.14	128.26	-	128.26		2017 was for a ladder
			Total 660 - Equipment	957.94	179.14	128.26	-	128.26	-	
			700 - Sewer, Water, & Trash							
			710 - Sewer							
			715 - Liftstation Phone	1,471.02	712.16	897.99	800.00	97.99	900.00	2017 Actual
			716 - Lift Station Electric	638.70	788.09	1,088.04	850.00	238.04	1,100.00	A little higher than 2017
			717 - Lift Station Repairs	353.95	2,261.51	2,799.24	3,000.00	(200.76)	3,000.00	2017 budget
			718 - Waste Removal	3,479.33	3,432.04	3,691.54	4,200.00	(508.46)	3,900.00	\$325 x 12 months.
			710 - Sewer - Other							
			Total 710 - Sewer	5,943.00	7,193.80	8,476.81	8,850.00	(373.19)	8,900.00	
			720 - Water	20,826.72	23,056.45	27,503.79	26,000.00	1,503.79	30,000.00	Includes \$436.80 per month
			725 - Fire Hydrant Maintenance		1,575.00	525.00	525.00	-		Included in \$436.80 per month assessment - See Water
			730 - Trash Removal	10,741.05	10,700.30	11,193.25	12,000.00	(806.75)	11,500.00	92 carts at \$10.85 each, credit for people going South
			735 - Miss Dig Charges			2,100.88		2,100.88	-	Included in \$436.80 per month assessment
			Total 700 - Sewer, Water, & Trash	37,510.77	42,525.55	49,799.73	47,375.00	2,424.73	50,400.00	
			Total Expense	231,555.58	245,654.71	265,186.84	268,946.00	(3,759.16)	300,595.00	
			Net Income	29,392.48	20,296.57	6,196.13	586.00	5,300.13	(12,285.00)	To come from General Cash Account
			Received in 2014 for 2015	7,072.00						
			Received in 2015 for 2016	(7,049.00)	7,049.00					
			Received in 2016 for 2017		(7,533.00)	7,533.00		7,533.00		
			Received in 2017 for 2018			(6,223.00)		(6,223.00)		
			Adjusted Net Income	29,415.48	19,812.57	7,506.13	586.00	6,610.13	(12,285.00)	
			Dues Adjusted							
			305 - Association Dues Received	165,547.68	191,624.75	261,303.00	268,272.00	(6,969.00)	287,040.00	
			304 - Sewer, Water, Trash Income	42,513.50	48,564.22					
			Received in 2014 for 2015	7,072.00						
			Received in 2015 for 2016		7,049.00					
			Received in 2016 for 2017			7,533.00		7,533.00		
			Total Adjusted Dues	215,133.18	247,237.97	268,836.00	268,272.00	564.00	287,040.00	

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CAPITAL RESERVES											
Income											
					25,010.70	32,447.41	107,329.00	110,400.00	(3,071.00)	110,400.00	\$100 x 12 x 92 homes
					35.83	84.54	178.64		178.64		
					957.00	2,832.00	2,400.00		2,400.00		
							35,000.00		35,000.00		From Villas LLC
					26,003.53	35,363.95	144,907.64	110,400.00	34,507.64	110,400.00	
Expense											
					1,599.00		59,099.00		59,099.00	66,000.00	
						18,625.00	37,104.17		37,104.17		
							0.00	5,000.00	(5,000.00)		Lift Station costs were covered in the 2017 General Budget.
							15,302.80		15,302.80	7,500.00	
							8,580.00		8,580.00	19,000.00	
										20,000.00	
					1,599.00	18,625.00	120,085.97	5,000.00	115,085.97	112,500.00	
Net Income					24,404.53	16,738.95	24,821.67	105,400.00	(80,578.33)	(2,100.00)	
					1,089.00						
					(957.00)	957.00					
						(2,832.00)	2,832.00		2,832.00		
							(2,400.00)		(2,400.00)		
Adjusted Net Income					26,135.53	14,863.95	25,253.67	105,400.00	(80,146.33)	(2,100.00)	
Dues Adjusted											
					25,010.70	32,447.41	107,329.00	110,400.00	-3,071.00	110,400.00	
					1,089.00						
						957.00					
							2,832.00		2,832.00		
Total Adjusted Dues					26,099.70	33,404.41	110,161.00	110,400.00	(239.00)	110,400.00	
Calendar Year 2018											
					(60,000)						
					(6,000)						
					(9,000)						
					(20,000)						
					(4,500)						
					(3,000)						
					(10,000)						
					(112,500)						